

AGENDA
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, JULY 12, 2017 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 June 28, 2017 regular meeting of the Bloomington Planning Commission.

5. REGULAR AGENDA:

Z-19-17 Public hearing, review and action on petitions submitted by Eric Miner, on behalf of the Islamic Center of McLean County requesting the rezoning of 421 and 425 Olympia Drive (PINS: 22-07-200-061; 22-07-200-062) from M-1, Restricted Manufacturing District to B-1, Highway Business District.

Expected City Council Date: August 14, 2017

Z-20-17 Public hearing, review and action on petitions submitted by Norma Ortiz, requesting the rezoning of 2405 Monica Lane from A, Agriculture to R-1C, Single Family Residential District.

Expected City Council Date: August 14, 2017

6. OLD BUSINESS

General discussion on City of Bloomington Zoning Ordinance Update

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

**DRAFT MINUTES
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, JUNE 28, 2017 4:01 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET, BLOOMINGTON, ILLINOIS**

MEMBERS PRESENT: Mr. J. Balmer, Ms. Nicole Chlebek, Mr. Ryan Scritchlow, Mr. James Pearson, Mr. John Protzman, Mr. David Stanczak, Mr. Eric Penn, Chairman Justin Boyd

MEMBERS ABSENT: Mr. Kevin Suess, Ms. Megan Headean

OTHERS PRESENT: Mr. Tom Dabareiner, Director of Community Development; Mr. George Boyle, City Attorney; Mr. Michael Hill, Public Works; Mr. Jim Karch, Public Works Director.

CALL TO ORDER: Chairman Boyd called the meeting to order at 4:01 PM

ROLL CALL: Mr. Dabareiner called the roll. With eight members in attendance, a quorum was present.

PUBLIC COMMENT: None

MINUTES: The Commission reviewed the June 14, 2017 minutes. Mr. Pearson made several changes. Mr. Scritchlow moved to approve the minutes, as amended; Mr. Stanczak seconded the motion, which was passed unanimously by a voice vote.

REGULAR AGENDA:
None.

OLD BUSINESS:

City of Bloomington Zoning Ordinance Update. Chairman Boyd introduced the topic and invited John Houseal of Houseal Lavigne and Associates to the podium. Mr. Houseal explained four sections would be reviewed today. Mr. Balmer clarified that this discussion is for consensus and that no votes will be taken; confirmed by Mr. Houseal. Mr. Houseal noted that he is placing the actual draft text on the screens in the room to help everyone follow along.

In response to a question, Mr. Houseal noted the section numbers highlighted in yellow are simply reference points to make sure the section numbers will align later. He stated the parts in red represent the actual changes. He reminded everyone the purpose is to make the ordinance simpler to understand and use.

Mr. Dabareiner explained that the Purpose and Intent sections within the ordinance are important and relied on in part when zoning interpretations are required. Mr. Scritchlow

clarified the difference between a permitted and a special use with the help of the consultant.

Mr. Scritchlow referenced the table under Agriculture and ask the difference between commercial and private solar and wind energy facilities. Mr. Houseal explained the difference is whether it is for personal use or for sale to the grid. Mr. Dabareiner noted the definitions were included in the back of the packet.

Mr. Stanczak asked about smaller wind turbines. Mr. Houseal talked about the various sizes and uses of wind turbines.

Mr. Houseal proceeded through the Agricultural use table, mentioning new uses like beekeeping and aquaponics, wind and solar energy generating facilities, and urban agriculture and garden uses. Mr. Pearson asked if the City had any Agricultural districts; it was indicated by several present that there were but they are few and small.

Mr. Stanczak asked about urban agriculture versus urban garden. Mr. Houseal indicated the difference is primarily size. Ms. Chlebek asked about rooftop gardens and Mr. Houseal stated rooftop gardens may fall into one of these categories. Mr. Scritchlow noted that urban agriculture is not listed as permitted in the residential districts. Mr. Houseal explained that there will be a table or list of accessory uses and stated that the primary use tables should not be cluttered with accessory uses. Mr. Pearson asked about chicken coops; Mr. Houseal stated this topic is being looked at for the new ordinance. There was additional discussion about parameters other communities use to regulate chicken coops, but in any case this activity would be reviewed as part of the accessory use section.

Mr. Houseal concluded the Agriculture District discussion noting that no changes were proposed for the bulk standards.

Mr. Houseal began the Residential District discussion. Mr. Dabareiner reminded Commissioners that many of the changes they are seeing came from the adopted Comprehensive Plan. Mr. Houseal stated other changes came from conditions on the ground where the majority of properties are not meeting the existing code.

Mr. Houseal highlight some modest residential density increases which recalibrate the ordinance based on reality. He reviewed the table of permitted and special uses, highlighting the differences between the districts. Mr. Scritchlow asked why larger lots were not okay for urban agriculture versus smaller properties; Mr. Houseal responded that the owners and residents of larger lots generally were less welcoming to urban agriculture as a use. Mr. Houseal went on to talk about accessory dwelling units, like a mother-in-law residence, and stated the consultant is continuing to research these. He added that the goal in society is to relax these requirements but we need to be cautious because of the number of university students in the vicinity. He noted some of the uses removed from residential districts, including university uses which will fall into a different use category.

Mr. Scritchlow asked about the prohibition of wind turbines in residential areas. Mr. Houseal noted that the noise issues remain an obstacle, adding that in communities where

these are allowed the neighbors complain. At that point, to remove the regulation, still allows the noisy machines to exist as nonconforming uses, he added. He believes the technology will eventually make wind in residential areas more palatable. There was discussion and clarification of what “conversion facilities” means.

Mr. Houseal noted the changes to the bulk standards, reminding Commissioners of the bulk analysis they performed which showed the huge number of nonconforming lots throughout the City. This finding prompted several changes to the lot size standards. He stated that the other setback standards seem to be consistent, that it largely lot size as a concern. He noted multifamily building heights were increased from 2.5 stories to 3 stories because 2.5 made no sense. He spoke about the importance of the front yard setback. Mr. Scritchlow obtained clarification on the issue of alleys and adjacency to a neighboring zoning district, noting current regulations requiring a greater rear yard setback; Mr. Houseal responded this was added protection when you have districts of different densities. Mr. Dabareiner stated the intent to protect the larger lot owners from the greater densities and reduced setbacks of the smaller lots.

Mr. Houseal began reviewing the Public Interest District section. Mr. Dabareiner called attention to the re-labelling of several S-districts to a P-district. Mr. Houseal noted a couple changes to the use table but very few other changes, such as adding hospitals and medical centers. Ms. Chlebek asked why miniature golf was removed as a use; Mr. Dabareiner stated it was rolled into a broader entertainment use category. Mr. Houseal noted the proposed ordinance extends the allowed non-active period from 6 months to 18 months before a special use expires. Mr. Scritchlow asked about the need for an administrative extension to the 18 month period; Mr. Houseal stated he is not familiar with such a process, reminding Commissioners the period was proposed to be extended from 6 months today to an 18 month period. He discussed the benefits of having a business license, even at a minimum fee, so a database is created and the City knows what it has.

Mr. Houseal began reviewing the use matrix. Mr. Balmer noted that most of the changes came from things the Commissioners have previously talked about. There was extensive discussion stemming from confusion over eliminating the old B-2 General Business category versus the purpose for a new B-2 Neighborhood Business category. The existing B-2 district shares all the same uses as C-1, so these uses, where currently labelled B-2, will be labelled C-1 in the future. The new B-2 is intended to allow for a category of smaller, neighborhood-friendly businesses currently not considered in the current ordinance. Many of these businesses exist in reality today but in a category that also allows larger, less-compatible activities adjacent to a residential neighborhood. Mr. Dabareiner stated this will be discussed in more detail at a future Planning Commission meeting. Mr. Houseal stated that the next meeting will cover the business districts.

NEW BUSINSS

None.

ADJOURNMENT: Mr. Scritchlow moved to adjourn; seconded by Mr. Pearson, which passed unanimously by voice vote. The meeting was adjourned at 5:29 PM.

Respectfully,

Tom Dabareiner AICP
Community Development Director

**CITY OF BLOOMINGTON
REPORT FOR THE PLANNING COMMISSION
July 12, 2017**

CASE NUMBER:	SUBJECT:	TYPE:	SUBMITTED BY:
Z-19-17	421 Olympia Drive 425 Olympia Drive	Rezone	Katie Simpson, City Planner
PETITIONER'S REQUEST:	Rezone the above referenced properties from M-1 to B-1 Highway Business District		
<i>Staff finds that the petitions meet the Zoning Ordinance's map amendment guidelines for the B-1, Highway Business District (44.6-20).</i>			

STAFF RECOMMENDATION: Approval

Staff recommends the Planning Commission pass the following motions recommending:

A. That City Council **approve** the rezoning of 421 and 425 Olympia Drive from M-1, Restricted Manufacturing District to B-1, Highway Business District, case Z-19-17.

421 and 425 Olympia Drive (Z-19-17)



NOTICE

The application has been filed in conformance with applicable procedural requirements and public notice was published in *The Pantagraph* on June 27, 2017.

GENERAL INFORMATION

Owner and Applicant: Islamic Center of Mclean County



PROPERTY INFORMATION

421 Olympia Drive
TOWANDA BARNES BUSINESS PARK
19th ADDITION, LOT 38
PIN: 22-07-200-061

Existing Zoning: M-1, Restricted Manufacturing District
Existing Land Use: Vacant
Property size: 3.04 acres

425 Olympia Drive
TOWANDA BARNES BUSINESS PARK 19th ADDITION, LOT 39
PIN: 22-07-200-062

Existing Zoning: M-1, Restricted Manufacturing District
Existing Land Use: Vacant
Property size: 2.85 acres

Surrounding Zoning and Land Uses

Zoning

North: M-1, Restricted Manufacturing
South: B-1, Highway Business District
South: A, Agriculture (unincorporated)
East: B-1, Highway Business District
West: A, Agriculture (unincorporated)

Land Uses

North: Mini-Warehouse/RV Storage
South: Tennis Facility
South: Vacant land
East: Building Material Retail/Storage
West: Vacant land

Analysis

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. Site visit

PROJECT DESCRIPTION

Background: The subject properties are located south east of the airport and west of Towanda Barnes Road. 421 and 425 Olympia Drive, 3.04 and 2.85 acres respectively, are vacant and owned by the Islamic Center of McLean County. The petitioner is requesting to rezone this

A, Z-19-17 Rezone 421 & 425 Olympia Dr to B-1, Highway Business District

property from M-1, Restricted Manufacturing to B-1, Highway Business District to facilitate the establishment of a place of worship. “Churches, Synagogues, and Temples” as well as “Religious Education Facilities” are not permitted in the manufacturing districts but are allowed in the business districts. The property is contiguous to other Highway Business District zoned properties and uses. The subdivision is developed with a movie theater, indoor recreation facility, indoor/outdoor tennis court, dog kennel/grooming business, offices, retail/warehouse buildings and mini-storage facility. The majority of the properties in this area are zoned B-1, Highway Business District. A few lots are currently zoned M-1.

The site takes access from Olympia Drive which connects to E. Oakland Ave and Wicker Rd. Access into the subdivision is gained primarily from Towanda Barnes Rd. 421 Olympia Dr. is a rectangular shaped lot. 425 Olympia Dr. is triangular shape. A 45 ft utility and drainage easement separates 421 and 425 Olympia Drive and will need to be incorporated into the design of their facility. Additionally a 25 ft drainage and utility easement exists on the rear lot lines of both properties.

Project Description:

The intent of the B-1 district is to provide for (1) retail, service and amusement establishments that primarily serve the needs of highway-oriented traffic; and (2) retail, service and amusement uses that are not suitable in other business districts and can benefit from highway and cross-route traffic significantly. The district allows for a variety of uses including places of worship and religious education facilities. The petitioner is requesting to rezone the property to establish a place of worship. The site is contiguous to the B-1 zoning district and uses. The proposed use is compatible with the surrounding assembly uses and the uses contemplated in this district.

Link to Comprehensive Plan:

Figure 11-2 of the Comprehensive Plan, Future Land Use Map, identifies this area as “Regional Commercial.” The B-1 Zoning District aligns with this designation.

FINDINGS OF FACT

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

1. *The relationship of the proposed development to the intended preliminary market for such goods and services, highway travelers; Towanda Barnes Rd is an arterial road that carries approximately 12,400 drivers daily. E. Oakland Street carries roughly 2,050 cars daily. The proposed use and the uses intended by the B-1 district align with the levels of traffic on Towanda Barnes Rd. Furthermore, E. Oakland and Olympia Drive should have capacity to carry additional traffic generated by the proposed religious facility. The standard is met.*
2. *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*

A, Z-19-17 Rezone 421 & 425 Olympia Dr to B-1, Highway Business District

zoned; The capacity of existing facilities is adequate, the petitioner will need to incorporate the existing easements into their design and the standard will be met.

3. *The potential impact the permitted uses authorized in the district would have upon any existing or permitted uses, especially residential uses, in the surrounding area*; the area is not surrounded by residential. Furthermore given the airport noise contours it is highly unlikely residential will be developed in this area. The proposed use and the other uses contemplated in the B-1 District are compatible with surrounding uses. The standard is met.
4. *The adequacy of public service, including police and fire protection, serving the property and the impact the permitted uses would have upon those services*; the services are adequate.
5. *The impact any natural disasters, including flooding, would have upon the permitted uses*; the developer will need to incorporate the drainage easement that runs between 425 and 421 Olympia Drive into their site development. Nonetheless, this area drains to a detention basin east of the property, the standard is met.
6. *The impact the permitted uses would have upon the environment including noise, air, and water pollution*; the proposed uses are compatible with the surrounding development. The standard is met.
7. *The conformance of the proposal to the Official Comprehensive Plan and Official Map (Ordinance No. 2006-137)*. This area is identified in the Comprehensive Plan as a Regional Commercial use. The proposed use is compatible with this designation. The standard is met.

STAFF RECOMMENDATION:

Staff recommends the Planning Commission pass the following motions recommending:

- That City Council **approve** the rezoning of 421 and 425 Olympia Drive from M-1, Restricted Manufacturing District to B-1, Highway Business District, case Z-19-17.

Respectfully submitted,

Katie Simpson
City Planner

Attachments:

- Draft Ordinance
- Petitions for Zoning Map Amendment
- List of Permitted Uses in the B-1 District
- Aerial Map
- Zoning Map
- Newspaper Notice and Neighborhood Notice w/Map
- Notification Mailing List

DRAFT
ORDINANCE NO. 2017 - _____

**AN ORDINANCE REZONING THE PROPERTIES LOCATED AT 421 AND 425
OLYMPIA DRIVE FROM M-1, RESTRICTED MANUFACTURING DISTRICT TO B-1,
HIGHWAY BUSINESS DISTRICT**

WHEREAS, there was heretofore filed with the City Clerk of the City of Bloomington, McLean County, Illinois, Petitions 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 Petitions; and

WHEREAS, the Bloomington Planning Commission concluded the current zoning to be inappropriate and incompatible with the vision of the comprehensive plan and recommended City Council pass this ordinance to amend the zoning classification to B-1, Highway Business District; and

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

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

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

PASSED this ___ day of _____, 2017.

APPROVED this ___ day of _____, 2017.

APPROVED:

Tari Renner
Mayor

ATTEST:

Cherry Lawson
City Clerk

Jeffrey R. Jurgens
Corporate Counsel

EXHIBIT "A"

(Legal Description)

421 Olympia Drive

TOWANDA BARNES BUSINESS PARK 19TH ADDTION LT 38
PIN: 22-07-200-061

425 Olympia Drive

TOWANDA BARNES BUSINESS PARK 19TH ADDTION LT 39
PIN: 22-07-200-062

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 Islamic Center of McLean County, hereinafter referred to as your petitioner(s), respectfully representing and requesting as follows:

- 1. That your petitioner(s) is (are) the owner(s) of the freehold or lesser estate therein of the premises hereinafter legally described in Exhibit A, which is attached hereto and made a part hereof by this reference, or is (are) a mortgagee or vendee in possession, assignee of rents, receiver, executor (executrix), trustee, lessee or other person, firm or corporation or the duly authorized agents of any of the above persons having proprietary interest in said premises;
2. That said premises legally described in Exhibit "A" presently has a zoning classification of M1 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 B1 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.



Information for Parcel 22-07-200-061, Tax Year 2016

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Property Information

Tax Year
2016

Township
CITY OF BLOOMINGTON

Property Class
0062-10-30 Sub-divider Com Vac

Tax Status
Taxable

Net Taxable Value
61,000

Total Tax
\$5,050.24

Tax Code
4008

Neighborhood

Land Use

Lot Size

Tax Rate
8.279060

Site Address
421 OLYMPIA DR
BLOOMINGTON, IL 61704

Mailing Name and Address
ISLAMIC CENTER OF MCLEAN COUNTY
2911 GILL ST
BLOOMINGTON, IL

Owner Name and Address
ISLAMIC CENTER OF MCLEAN COUNTY
2911 GILL ST
BLOOMINGTON, IL

Legal Description
TOWANDA BARNES BUSINESS PARK 19TH ADD LT 38

Payments

Installment	Date Due	Tax Billed*	Penalty Billed	Cost Billed	Drainage Billed	Total Billed	Amount Paid	Total Unpaid
First	06/01/2017	\$2,525.12	\$0.00	\$0.00	\$0.00	\$2,525.12	\$2,525.12	\$0.00
Second	09/01/2017	\$2,525.12	\$0.00	\$0.00	\$0.00	\$2,525.12	\$2,525.12	\$0.00
Total		\$5,050.24	\$0.00	\$0.00	\$0.00	\$5,050.24	\$5,050.24	\$0.00

* Please use \$5,050.24 for income tax purposes.

Payment Detail

Installment	Receipt Number	Date Paid	Paid By	Amount
First	2016006874	05/11/2017	ISLAMIC CENTER OF MCLEAN COUNTY	\$2,525.12
Second	2016006874	05/11/2017	ISLAMIC CENTER OF MCLEAN COUNTY	\$2,525.12
Total				\$5,050.24

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 Islamic Center of McLean County, hereinafter referred to as your petitioner(s), respectfully representing and requesting as follows:

- 1. That your petitioner(s) is (are) the owner(s) of the freehold or lesser estate therein of the premises hereinafter legally described in Exhibit A, which is attached hereto and made a part hereof by this reference, or is (are) a mortgagee or vendee in possession, assignee of rents, receiver, executor (executrix), trustee, lessee or other person, firm or corporation or the duly authorized agents of any of the above persons having proprietary interest in said premises;
2. That said premises legally described in Exhibit "A" presently has a zoning classification of M1 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 B1 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.



Information for Parcel 22-07-200-062, Tax Year 2016

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Property Information

Tax Year
2016

Township
CITY OF BLOOMINGTON

Property Class
0062-10-30 Sub-divider Com Vac

Tax Status
Taxable

Net Taxable Value
45,000

Total Tax
\$3,725.58

Owner Name and Address
ISLAMIC CENTER OF MCLEAN COUNTY
1 TATIANA CT
BLOOMINGTON, IL

Tax Code
4008

Neighborhood

Land Use

Lot Size

Tax Rate
8.279060

Site Address
425 OLYMPIA DR
BLOOMINGTON, IL 61704

Mailing Name and Address
ISLAMIC CENTER OF MCLEAN COUNTY
1 TATIANA CT
BLOOMINGTON, IL

Legal Description
TOWANDA BARNES BUSINESS PARK 19TH ADD LT 39

Payments

Installment	Date Due	Tax Billed*	Penalty Billed	Cost Billed	Drainage Billed	Total Billed	Amount Paid	Total Unpaid
First	06/01/2017	\$1,862.79	\$0.00	\$0.00	\$0.00	\$1,862.79	\$1,862.79	\$0.00
Second	09/01/2017	\$1,862.79	\$0.00	\$0.00	\$0.00	\$1,862.79	\$1,862.79	\$0.00
Total		\$3,725.58	\$0.00	\$0.00	\$0.00	\$3,725.58	\$3,725.58	\$0.00

* Please use \$3,725.58 for income tax purposes.

Payment Detail

Installment	Receipt Number	Date Paid	Paid By	Amount
First	2016006875	05/11/2017	ISLAMIC CENTER OF MCLEAN COUNTY	\$1,862.79
Second	2016006875	05/11/2017	ISLAMIC CENTER OF MCLEAN COUNTY	\$1,862.79
Total				\$3,725.58

Section 44.6-30

Permitted Uses in the B-1 District

Accounting, Auditing, Bookkeeping
Advertising Services
Agency Supervised Homes
Agency-Operated Family Homes
Agency-Operated Group Homes
Agriculture
Ambulatory Surgical Treatment Center
Amphitheaters
Amusement Parks
Animal Detention Facilities, with no outdoor exercise areas
Animal Hospitals
Antique Stores
Apparel Shops
Appliance Stores
Aquariums
Arenas, Field Houses, Stadiums
Art Galleries, Museums
Art Supplies, Craft Stores
Artisanal/Craft Production and Retail
Athletic Clubs, YMCA, YWCA
Auction Houses
Auditoriums, Concert Halls
Automobile and Accessories Sales
Automobile Engine Electrical System Diagnostic Services
Automobile Rental Service
Automobile Repair Shops
Automobile Service Stations
Awning, Tent, Canvas Products Sales
Bakery Products Sales
Ballrooms, Dance Halls
Banking Services
Barber Shops, Beauty Shops
Bars, Taverns, Nightclubs
Bed & Breakfast Establishments
Billiard Centers, Pool Halls
Birthing Center
Blueprinting and Photocopying
Boarding Schools
Boat Sales, Service, Rental
Book, Stationery Stores, Newsstands
Bowling Establishments
Building Construction Services
Bus Passenger Terminals
Bus Sales Service
Business Management Consulting
Business Schools
Cabinet making, woodworking, furniture repair
Cameras, Photographic Supplies
Camping, Recreational Equipment Sales
Candle Shops
Candy Confectionery Sales
Car Wash
Carpentry Services
Catering Services
Cemeteries
Childrens Homes, Orphanages
China, Glassware, Metalware Stores
Churches, Synagogues, Temples
Cigar, Tobacco Products Sales
Clinics
Collection Services
College-University Classrooms
Commercial Printing Services
Commodity Contract Brokers
Community Centers
Computer Services
Convalescent Homes, Rest Homes
Convenience Establishments
Country Clubs, Golf Clubs
Credit Services
Cultural Activities
Currency Exchanges
Dairy Products
Dance Studios, Music Studios
Day Care Centers
Delicatessens
Dental Services
Department Stores
Detective and Protective Services
Diagnostic Imaging Center
Diagnostic Laboratory Treatment Facility
Diaper Services
Domestic Violence Shelter
Donut Shops, Ice Cream Shops
Draperies, Curtains, Uphostery
Dressmaking, Tailor Shops
Drive-in Refreshment Stands
Drug Stores

Dry Cleaning Services
Dry Goods, Piece Goods Stores
Duplicating, Mailing Services
Dwellings, Two-Family
Educational and Research Services
Electrical Repair Service
Electrical Services
Electrical Supply Sales
Electricity Regulating Substations
Electronics Assembly Plants
Employment Services
Engineering, Architectural Services
Equipment Rental , Leasing Services
Exhibition/Exposition Halls
Extended Stay Motel
Exterminating-Pest Control Services
Farm Machinery Sales and Service
Farm Supply Stores
Financial Services
Fish Hatcheries, Poultry Hatcheries
Fishing Camps
Flammable Liquid Pipelines
Floor Covering Stores
Florist Shops
Food Pantry
Forestry
Fuel Oil Service
Funeral Parlor, Mortuary
Furniture Stores
Garden Supply Stores
Gas Regulatory Stations
General Merchandise Stores
Gift Shops
Golf Courses - Not Miniature Golf
Golf Driving Ranges
Government Services
Greeting Card Shops
Grocery Stores, Supermarkets
Gun Shops
Gymnasiums, Recreation Centers
Hardware Stores
Health Clubs
Health Spas, Reducing Salons
Heating Plumbing Equipment Sales
Hobby Shops, Toy Stores
Home for the Aged
Home Improvement Center
Home Maintenance Services

Horticultural Services
Hospitals, Except Animal Hospitals
Hotels, Motels, Motor Hotels
Ice Rinks
Institution for Child Care
Institution for the Handicapped
Insurance Services
Irrigation Channels
Jewelry Stores, Watch Repair
Kennels, with no outdoor exercise areas
Knit Goods Shops
Laboratory, Psychological
Laundering Services
Leather Goods Shops
Legal Services
Legitimate Theaters
Libraries
Linen Supply Services
Linen Supply Stores
Linen Supply Stores
Liquor Stores
Lodging Houses
Lumber Yards, Building Materials
Mail Order Houses
Marine Craft and Accessory Sales
Massage Therapy Studio
Medical Marijuana Dispensing Organization
Medical, Health Services
Mental Health Facilities
Merchandise Vending Machine Sales
Miniature Golf Courses
Miscellaneous Services N.E.C.
Monument Sales
Motels, Hotels, Motor Hotels
Motion Picture Studios
Motion Picture Theaters
Motor Vehicle Sales, Service N.E.C.
Motor Vehicle Storage
Motorcycle Sales and Service
Music Stores, Record Shops
News Syndicate Services
Nursery Schools
Nursing Homes
Offices
Optical Goods, Hearing Aids Sales
Other Clubs Not Classified
Other Specialty Shops, N.E.C.
Outdoor Advertising Services

Packing and Crating Services
Paint, Glass, Wallpaper Stores
Painting, Decorating Services
Parking Lot, Commercial
Parking Lot, Noncommercial
Parks, Playgrounds, Aboretums
Penny Arcade
Pet Shops
Pharmacy
Photofinishing Services
Photographic Services
Planetariums
Plumbing, Heating Services
Police Stations, Fire Stations
Postal Services
Post-Surgical Recovery Care Center
Pottery, Ceramic Products Sales
Pre-Schools
Printing, Publishing, Allied Uses
Professional Clubs, Business Clubs
Professional Supply Repair Services
Radio Broadcasting Studios
Radio, Television Repair Services
Radio, Television Stations-Towers
Radio,. Television Stores
Rail Passenger Terminals
Real Estate Services
Record Shops, Music Stores
Rehabilitation Schools
Religious Education Facility
Research and Testing Services
Restaurants, Cafeterias
Riding Stables, Riding Schools
Roadside Markets
Roller Skating Rinks
Rooming Houses
Rooming Houses
Savings and Loan Associations
Security and Commodity Services
Service Clubs, Civic Clubs
Sewage Lift Stations
Sheltered Care Homes
Shoe Repair Services
Shoe Stores
Sign Painting Services
Ski Mobile Sales, Service
Social Clubs, Lodges
Specialty Food Shops

Specialty Schools
Sporting Goods, Bicycle Sales
Stenographic Services
Swimming Clubs
Swimming Pools
Taxi Terminals
Telegraph Message Centers
Telephone Exchange Stations
Telephone Exchange Substations
Telephone Relay Towers
Television Broadcasting Studios
Tile Abstracting Services
Tires, Batteries, Accessories Sales
Trade Supply Sales-Service
Trading Stamp Services
Transfer Services
Travel Arranging Services
Treatment Centers for Drug Abuse
Tree Sales, Nurseries, Greenhouses
Truck Rental Service
Truck Sales and Service
Truck Stops, Truck Plazas
Truck Wash
Utility Conduits, Lines, Pipelines
Variety Stores
Veterinarian Services
Video Sales and Rental Stores
Vocational Schools
Water Pressure Control Stations
Water Purification Plants
Water Storage Reservoirs
Welding Services
Well Drilling Services
Window Cleaning Services
Zoos
Airports and Landing Fields (S)
Amusement Centers (S)
Animal Detention Facilities, with outdoor
exercise areas (S)
Crematories (S)
Drive-in Motion Picture Theaters (S)
Dwellings, Single-Family (S)
Fairgrounds, Agricultural Exhibits (S)
Go-Cart Tracks (S)
Group Homes for Parolees (S)
Group Homes for Parolees (S)
Group or Organized Camps, Resorts (S)
Heliports, Heliport Terminals (S)

Kennels, with outdoor exercise areas (S)
Manufactured Home Sales (S)
Mini Warehouses (S)
Mobile Home Sales (S)
Race Tracks, Grandstands (S)
Recreation Vehicle Camps (S)
Refuse Disposal Services (S)
Sewage Treatment Plants (S)
Shooting Galleries, Rifle Ranges (S)
Tourist Camps (S)
Travel Trailer Camps (S)
Wholesale Sales Establishments (1)
Towing Services (2)

Adult Cabaret (5)
Adult Hotels/Motels (5)
Adult Lingerie Modeling Studios (5)
Adult Media Stores (5)
Adult Modeling Studios (5)
Adult Motion Picture Theaters (5)
Sex Shops (5)
Sexually Oriented Entertainment Business (5)
Dwellings, Multiple Family (9)
Townhouses (9)
Telecommunication Antenna Facilities (10)
Media Shops (12)
Mobile Food and Beverage Vendor (13)

(S) = allowed with a special use

(1) = allowed only as accessory use occupying not more than 40% floor area of any story

(2) = allowed only as accessory use occupying not more than 25% floor area of any story

(5) = allowed provided that no lot line of the lot to be occupied by such use shall be located closer than 1,000 feet to the lot line of a residential, recreational, public assembly (or the like) use

(9) = allowed as a special use if the lot was rezoned B-1 after August 26, 1996

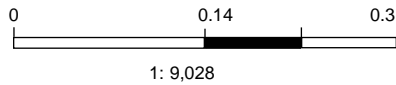
(12) = allowed as permitted use but subject to conditions that adult media kept in a separate room

1) that is not open to anyone under age (18) and; 2) physically and visually separated from the rest of the shop by an opaque wall and; be located so that the entrance is as far as reasonably possible from media of a particular interest to children; and 4) have access controlled by warning signs to provide assurance that persons under age 18 will not accidentally enter and; 5) provide signs stipulating that persons under age 18 are not permitted in such a room.

(13) = permitted but subject to the requirements of Section 44.4-4 G.



Aerial View of 421 Olympia Drive and 425 Olympia Drive



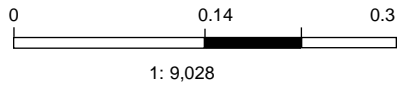
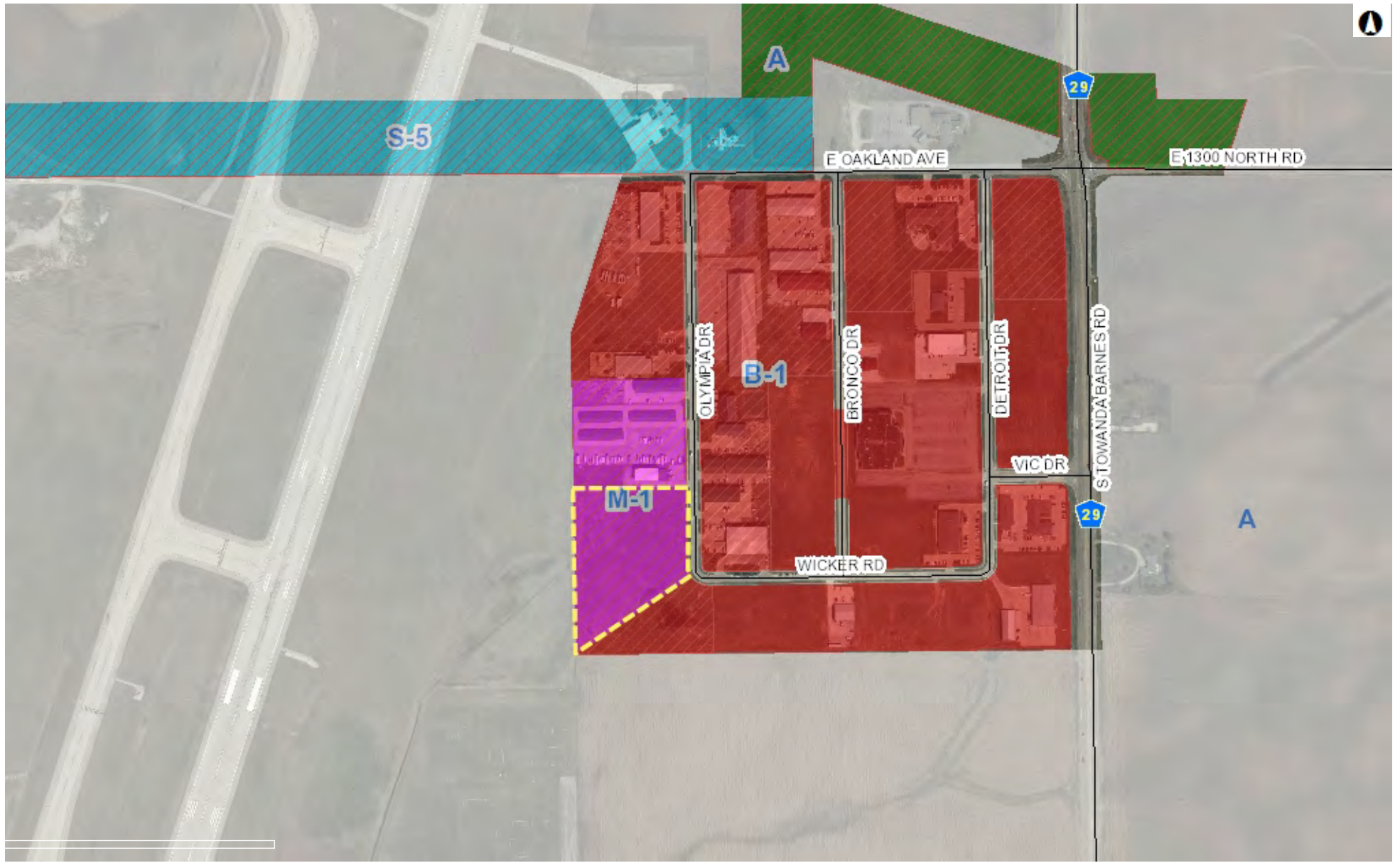
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Notes



Zoning Map for 421 Olympia Drive and 425 Olympia Drive



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Notes



June 16, 2017

Subject: Proposed zoning change for properties located at the corner of Allin Street and W. Washington Street.

Dear resident or property owner:

The **Planning Commission of the City of Bloomington, Illinois, will hold a public hearing on Wednesday, July 12, 2017 at 4:00 p.m.** in the **City Hall Council Chambers, 109 E. Olive St., Bloomington, Illinois**, to hear testimony on the petitions submitted by Eric Miner on behalf of the Islamic Center of McLean County requesting to rezone property located 421 and 425 Olympia Drive from M-1, Light Manufacturing District, to B-1, Highway Business District. The following petitions will be reviewed at the hearing:

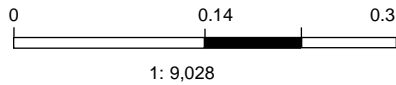
Address	Legal Description	PIN	Current Zoning	Proposed Zoning
421 Olympia Dr.	TOWANDA BARNES BUSINESS PARK 19 TH ADDITION LOT 38	22-07-200-061	M-1	B-1
425 Olympia Dr.	TOWANDA BARNES BUSINESS PARK 19 TH ADDITION LOT 39	22-07-200-062	M-1	B-1

We are sending you this courtesy notice because you own property within 500 feet of the land described above (a map is attached for reference). In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearing will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk at (309) 434-2240, preferably no later than five days before the hearing.

Please note that cases are sometimes continued or postponed for various reasons (i.e lack of quorum, additional time needed, etc.). The date and circumstance of the continued or postponed hearing will be announced at the regularly scheduled meeting. The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website at <http://www.cityblm.org/government/advanced-components/documents/-folder-487>

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

Respectfully,
Katie Simpson
City Planner



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Notes

%HBT AG SERVICES TIMOTHY O IVES
PO Box 67
BLOOMINGTON IL 61702

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

YEOMANS DISTRIBUTING COMPANY
2543 Silverado Cir
LAFAYETTE IN 47909

SAI SAMSTHAN OF CENTRAL ILLINOIS
407 BRONCO DR
BLOOMINGTON IL 61704

CORE III LLC
1716 R T DUNN DR STE 4
BLOOMINGTON IL 61701

WILLIAM BOLINE
6 PEPPER WOOD CT
TOWANDA IL 61776

TIME GYM GAME
404 OLYMPIA DR
BLOOMINGTON IL 61704

KATHERINE SIERASKI
407 OLYMPIA DR
BLOOMINGTON IL 61704

% TECH ELECTRONICS INC CANOVA
PROPERTIES
6437 MANCHESTER AVE
SAINT LOUIS MO 63139

MMM PROPERTIES OF CENTRAL
ILLINOIS
4109 WICKER RD
BLOOMINGTON IL 61704

ISLAMIC CENTER OF MCLEAN COUNTY
2911 GILL ST
BLOOMINGTON IL 61704

AIRPORT SELF STORAGE LLC
321 N CLARK ST STE 800
CHICAGO IL 60654

BERNARD WRIGHT
3317 PEPPERTREE LN
BLOOMINGTON IL 61704

ISLAMIC CENTER OF MCLEAN COUNTY
1 TATIANA CT
BLOOMINGTON IL 61704

ROGERS- FRANKE INVESTMENTS LLC
608 KINGSLEY Suite A
NORMAL IL 61761

PRAIRIE VIEW LANDSCAPING & LAWN
CARE INC
9868 CLEARLAKE LN
BLOOMINGTON IL 61705

20893469

CITY OF BLOOMINGTON
PUBLIC HEARING NOTICE

Public Notice is hereby given that the Bloomington Planning Commission will hold a public hearing on Wednesday, July 12, 2017 at 4:00 p.m. in the City Council Chambers, City Hall, 109 E. Olive St., Bloomington, IL.

The Petition submitted by Islamic Center of McLean County, requesting approval to Rezone property located at 421 Olympia Dr., from a M-1, Restricted Manufacturing to B-1, Highway Business District.

Legal Description: Exhibit A

Towanda Barnes Business Park 19th Addition Lot 38. PIN: 22-07-200-061

All interested persons may present their views upon such matters pertaining thereto. Said Petition and all accompanying documents are on file and available for public inspection in the Office of the City Clerk at 109 E. Olive St., Bloomington, IL.

In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearing will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk, preferably no later than five days before the hearing. The City Clerk may be contacted either by letter at 109 E. Olive Street, Bloomington, IL 61701, or by telephone at 309-434-2240 or via email at cityclerk@cityblm.org. The City Hall is equipped with a text telephone (TTY) that may also be reached by dialing 309-829-5115.

Cherry Lawson

City Clerk

Published in the Pantagraph:
June 27, 2017

20893473

CITY OF BLOOMINGTON
PUBLIC HEARING NOTICE

Public Notice is hereby given that the Bloomington Planning Commission will hold a public hearing on Wednesday, July 12, 2017 at 4:00 p.m. in the City Council Chambers, City Hall, 109 E. Olive St., Bloomington, IL.

The Petition submitted by Islamic Center of McLean County, requesting approval to Rezone property located at 425 Olympia Dr., from a M-1, Restricted Manufacturing to B-1, Highway Business District.

Legal Description: Exhibit A

Towanda Barnes Business Park 19th Addition Lot 39. PIN: 22-07-200-062

All interested persons may present their views upon such matters pertaining thereto. Said Petition and all accompanying documents are on file and available for public inspection in the Office of the City Clerk at 109 E. Olive St., Bloomington, IL.

In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearing will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk, preferably no later than five days before the hearing. The City Clerk may be contacted either by letter at 109 E. Olive Street, Bloomington, IL 61701, or by telephone at 309-434-2240 or via email at cityclerk@cityblm.org. The City Hall is equipped with a text telephone (TTY) that may also be reached by dialing 309-829-5115.

Cherry Lawson
City Clerk

Published in the Pantagraph:
June 27, 2017

**CITY OF BLOOMINGTON
REPORT FOR THE PLANNING COMMISSION
July 12, 2017**

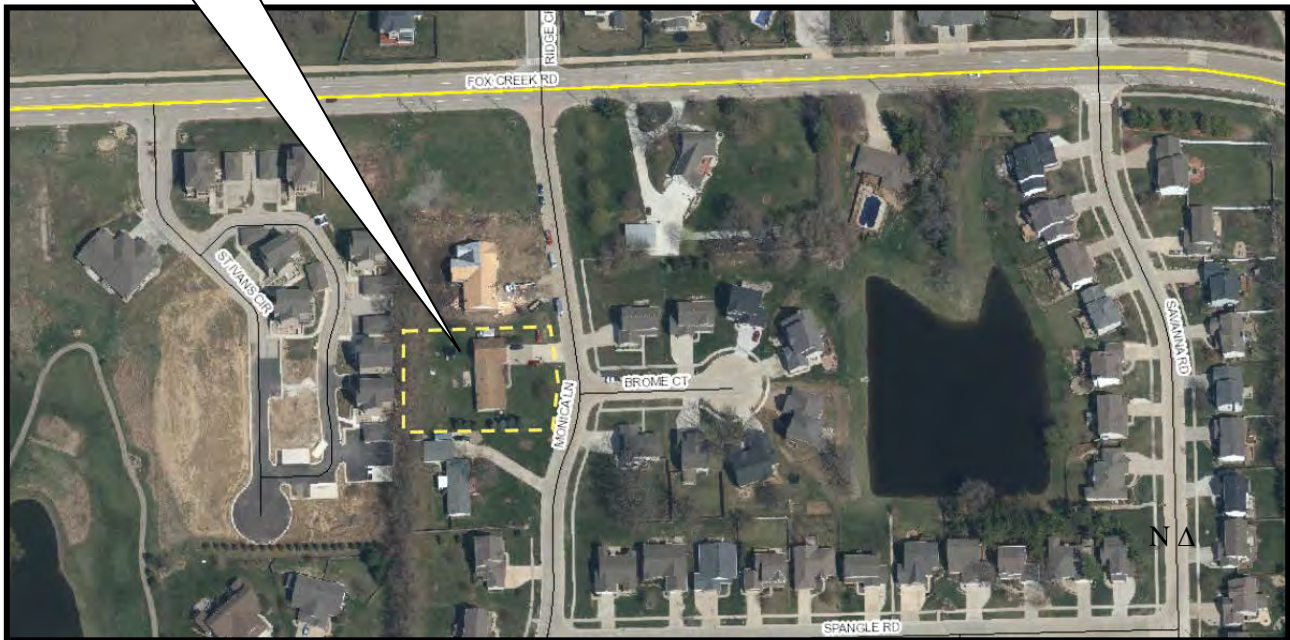
CASE NUMBER:	SUBJECT:	TYPE:	SUBMITTED BY:
Z-20-17	2405 Monica Drive	Rezone	Katie Simpson, City Planner
PETITIONER'S REQUEST:	Rezone the above referenced properties from A, Agriculture to R-1C, Single Family Residential		
<i>Staff finds that the petition meets the Zoning Ordinance's map amendment guidelines for the R-1C Single family residential district, (44.6-5).</i>			

STAFF RECOMMENDATION: Approval

Staff recommends the Planning Commission pass the following motions recommending:

A. That City Council **approve** the rezoning of 2405 Monica Lane from A, Agriculture District to R-1C Single family residential district, case Z-20-17.

2405 Monica Ln (case Z-20-17)



NOTICE

The application has been filed in conformance with applicable procedural requirements and public notice was published in *The Pantagraph* on June 27, 2017.

GENERAL INFORMATION

Owner and Applicant: Norma Ortiz

PROPERTY INFORMATION

2405 Monica Ln
HERITAGE ESTATES, LOT 4
PIN: 21-18-326-003



Existing Zoning: R-1 (county), Residential
Existing Land Use: Single family home
Property size: 0.6904 acres

Surrounding Zoning and Land Uses

Zoning

North: R-1C, Single family residential
South: R-1 (unincorporated)
East: R-1C, Single family residential
West: B-2, General business service

Land Uses

North: Single family homes
South: Single family homes
East: Single family homes
West: multifamily

Analysis

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. Site visit

PROJECT DESCRIPTION

Background: The property located at 2405 Monica Ln is approximately 25,000 sqft and located south of Fox Creek Road and East of I-55. It is improved with a single family residence. The subject property is located in the county but surrounded by the city limits on the north, east and west sides of the property. The property is currently on septic tank. An accident with the adjoining property owner damaged the septic tank at 2405 Monica Ln and has caused it to malfunction. The petitioner is therefore requesting annexation into the City of Bloomington so that they can connect to the city sewer. Due to the urgency of this situation, the petitioner is requesting a waiver from the requirement of Chapter 8.5 Section 201 necessitating an agreement and subsequent public hearings on that agreement. Failure to grant the waiver would impede the welfare of the City of Bloomington and the orderly development and enjoyment of the property. Staff supports waiving the annexation agreement requirement and annexing the subject property into the City limits. The petitioner is requesting annexation without an agreement. The request will be heard by the City Council on July 10, 2017. As per Chapter 8.5, when there is no

B. Z-20-17 Rezone 2405 Monica Lane from A to R-1C

agreement, there is no requirement for a public hearing with the Planning Commission on the agreement.

As per Chapter 44 of the City Code, property annexed into the city will be zoned, by default, to A-Agriculture. The petitioner submitted a rezoning request for the designation of R-1C, single family residential. The proposed designation is compatible with the surrounding development and residential uses. The lot meets the minimum lot width and area requirements for the district and is contiguous to other R-1C properties.

Project Description:

The intent of the R-1C, High Density Single family residential district is to provide primarily for the establishment of areas of higher density single family detached dwellings while recognizing the potential compatibility of two-family dwellings as special uses. Densities of approximately 6.6 dwelling units per acre are allowed. The petitioner is requesting to rezone the property from the default annexation zoning of A, Agriculture to R-1C, Single family residential. Under the A, Agriculture Zoning, the single family home is considered nonconforming. Residential is more appropriate for the neighborhood, compatible with other development and eliminates a nonconformity.

Link to Comprehensive Plan:

This site is identified as a Tier 1, Infill development priority. Additionally, the Comprehensive Plan identifies this area as future residential.

FINDINGS OF FACT

The Zoning Ordinance provides “*Zoning Map Amendment Guidelines*” and states, “*In making its legislative determination to zone or rezone property to a R-1C, Single family residential zoning classification, the Planning Commission and City Council may apply the following guidelines to the proposal under consideration:*”

1. *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 property exists as a single family home. Although it has existed on septic tank, city sewer is available and easily accessible. The site has adequate utilities. The standard is met.*
2. *The adequacy of public services including police and fire protection and solid waste collection serving the property and the impact permitted uses would have upon these services; the property is currently served by public services, no change is anticipated. The standard is met.*
3. *The extent to which the permitted uses will promote balanced growth in the community and will be consistent with the City’s goals for equal housing opportunities and a variety of housing types; the proposed rezoning would permit a single family home on the property eliminating a nonconforming use. The proposed zoning is compatible with surrounding developments. The standard is met.*

B. Z-20-17 Rezone 2405 Monica Lane from A to R-1C

4. *The extent of vacant properties in the vicinity that can be developed for uses compatible to those permitted in the district; The R-1C zoning is compatible with residences in the area and is contiguous to other R-1C districts. The standard is met.*
5. *The impact of natural disasters, including flooding, would have upon permitted uses; no changes to the use have been proposed and no change in impact is expected. The standard is met.*
6. *The impact the proposed development would have upon the environment including noise, air and water pollution; the property exists as a single family home and will connect to city sewer reducing the potential for environmental contamination due to a malfunctioning septic system. The standard is met.*
7. *The potential impact existing or permitted uses in the vicinity would have upon uses authorized in the R-1C District and the impact such uses, if developed on the property would have upon existing uses in the vicinity; the R-1C district is contiguous to the subject property. Surrounding uses are compatible with the R-1C district. The standard is met.*
8. *The conformance of the proposal to the Official Comprehensive Plan and Official Map (Ordinance No. 2006-137). The Comprehensive Plan identifies this area as a Tier 1, Infill Development Priority. The standard is met.*

STAFF RECOMMENDATION:

Staff recommends the Planning Commission pass the following motions recommending:

That City Council **approve** the rezoning of 2405 Monica Lane from A, Agriculture District to R-1C Single family residential district, case Z-20-17.

Respectfully submitted,

Katie Simpson
City Planner

Attachments:

- Draft Ordinance
- Petitions for Zoning Map Amendment
- List of Permitted Uses in the R-1C District
- Aerial Map
- Zoning Map
- Newspaper Notice and Neighborhood Notice w/Map
- Notification Mailing List

DRAFT
ORDINANCE NO. 2017 - _____

**AN ORDINANCE REZONING THE PROPERTIES LOCATED AT 2405 MONICA
LANE FROM A, AGRICULTURE DISTRICT TO R-1C, SINGLE FAMILY
RESIDENTIAL DISTRICT**

WHEREAS, there was heretofore filed with the City Clerk of the City of Bloomington, McLean County, Illinois, Petitions 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 Petitions; and

WHEREAS, the Bloomington Planning Commission concluded the current zoning to be inappropriate and incompatible with the vision of the comprehensive plan and recommended City Council pass this ordinance to amend the zoning classification to R-1C, Single Family Residential District; and

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

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

1. That the premises hereinafter described in Exhibit(s) "A" shall be and the same are hereby rezoned from "M-1" Restricted Manufacturing District to "R-1C", Single Family Residential 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 _____, 2017.

APPROVED this ____ day of _____, 2017.

APPROVED:

Tari Renner
Mayor

ATTEST:

Cherry Lawson
City Clerk

Jeffrey R. Jurgens
Corporate Counsel

EXHIBIT "A"

(Legal Description)

2405 Monica Lane
HERITAGE ESTATES, LOT 4
PIN: 21-18-326-003

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 Norma Ortiz, hereinafter referred to as your petitioner(s), respectfully representing and requesting as follows:

- 1. That your petitioner(s) is (are) the owner(s) of the freehold or lesser estate therein of the premises hereinafter legally described in Exhibit A, which is attached hereto and made a part hereof by this reference;
2. That said premises legally described in Exhibit "A" presently has a zoning classification of A, Agriculture 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 R-1C, Single family residential 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 A, Agriculture.

Respectfully submitted,
By: [Signature]

Exhibit A

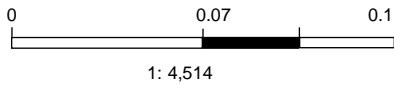
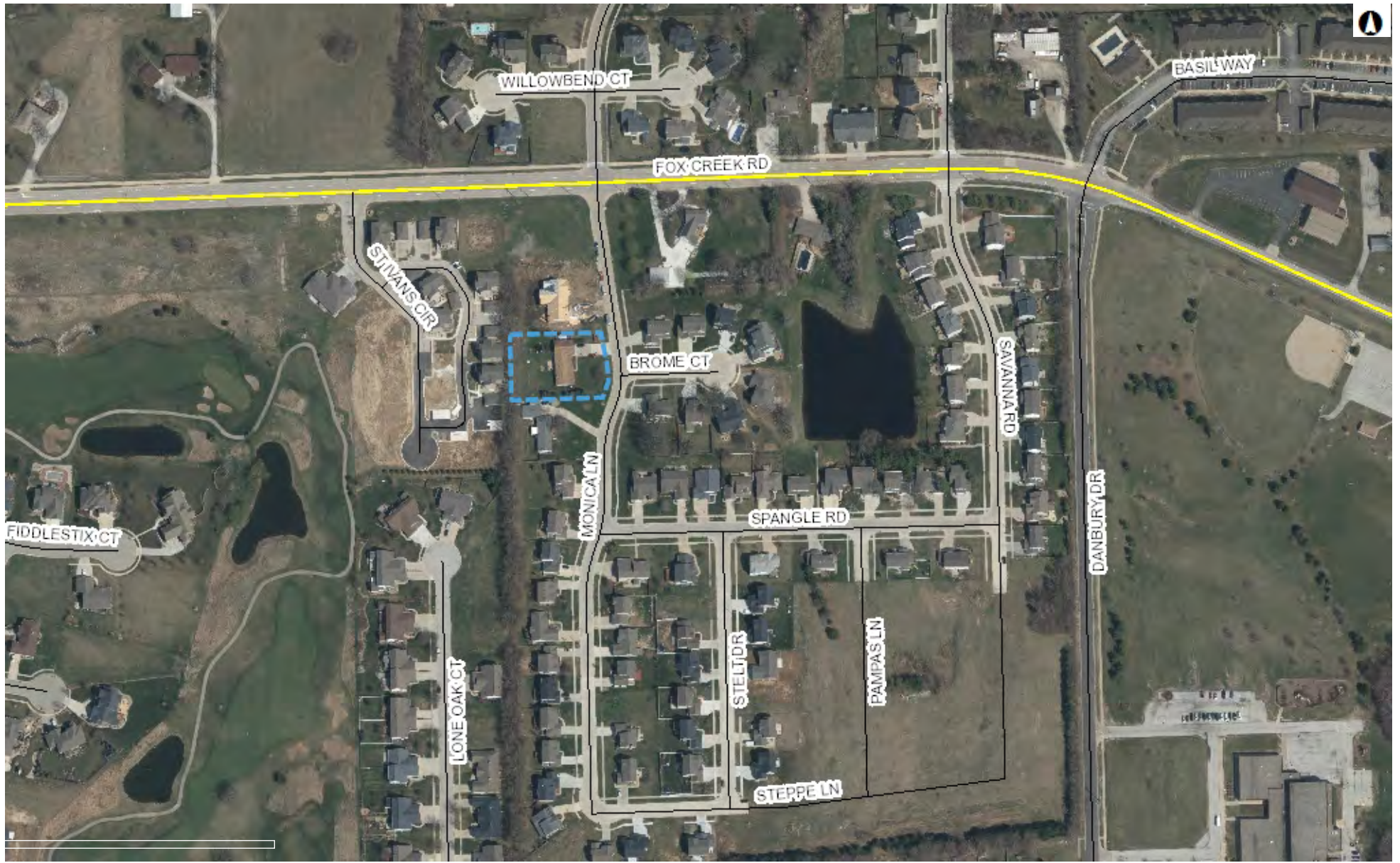
Legal Description for 2405 Monica Lane

Heritage Estates Lot 4
PIN: 21-18-326-003

Permitted Uses in the R-1C District	
Agency-Operated Family Homes	P
Agriculture	P
Cemeteries	S
Churches, Synagogues, Temples	S
Columbarium	S
Country Clubs, Golf Clubs	S
Day Care Centers	S
Dwellings, Single-Family	P
Dwellings, Two-Family	S
Electricity Regulating Substations	P
Flammable Liquid Pipelines	P
Forestry	P
Gas Regulatory Stations	P
Golf Courses - Not Miniature Golf	S
Group Homes for Parolees	S
Group Homes for Parolees	S
Irrigation Channels	P
Non-hazardous Storage, College/University	S
Non-residential College/Univer.Student Clubs & Assoc.	S
Nursery Schools	S
Offices, College/University	S
Parking Lot, College/University	S
Parking Lot, Noncommercial	S
Parks, Playgrounds, Aboretums	P
Police Stations, Fire Stations	P
Postal Services	P
Pre-Schools	S
Religious Education Facility	S
Sewage Lift Stations	P
Swimming Pools	S
Telecommunication Antenna Facilities	S
Telephone Exchange Substations	S
Utility Conduits, Lines, Pipelines	P
Water Pressure Control Stations	P
Water Purification Plants	P
Water Storage Reservoirs	P



Aerial View 2405 Monica Ln



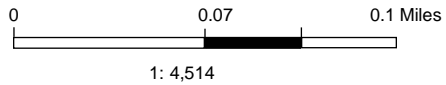
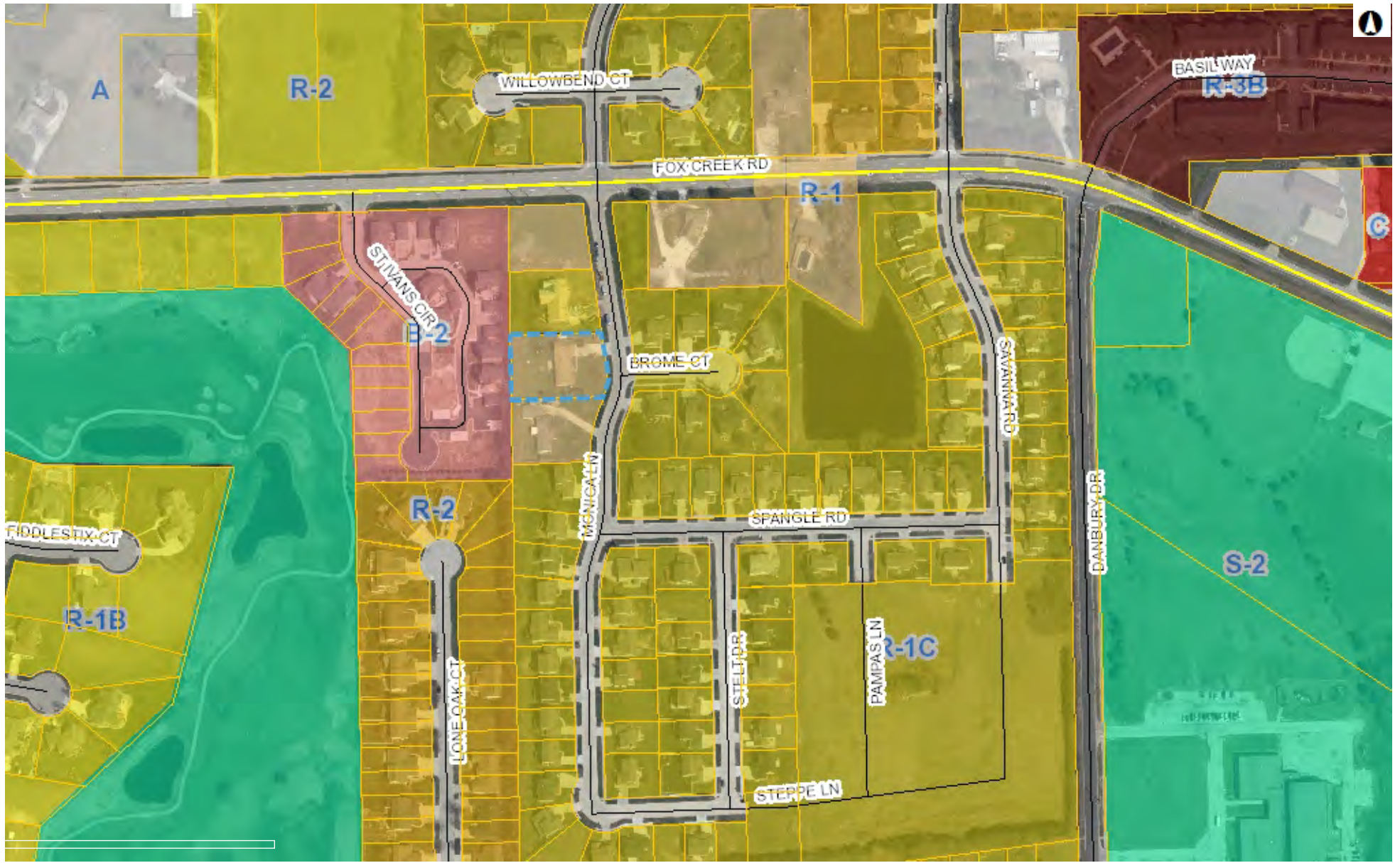
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Notes



Zoning Map 2405 Monica Ln



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Notes



Department of Community Development
115 E Washington St, Ste 201
Bloomington IL 61701

July 3, 2017

Dear Property Owner or Resident:

The City of Bloomington Planning Commission will hold a public hearing on **Wednesday, July 12, 2017 at 4:00 p.m. in the Council Chambers of City Hall Building, 109 E. Olive St., Bloomington, Illinois** for a petition submitted by **Norma Ortiz** requesting the rezoning of the annexed property from A, Agriculture to R-1C, Single family residential. The subject property is legally described as:

HERITAGE ESTATES, LOT 4
PIN: 21-18-326-003

You are receiving this notification since you own property within a 500 foot radius of the land described above (refer to map on back). All interested persons may present their views upon matters pertaining to the requested rezoning during the public hearing.

In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearing will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk at (309) 434-2240, preferably no later than five days before the hearing.

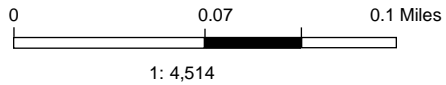
Please note that cases are sometimes continued or postponed for various reasons (i.e lack of quorum, additional time needed, etc.). The date and circumstance of the continued or postponed hearing will be announced at the regularly scheduled meeting. The hearing's agenda and supporting materials will be available at <http://www.cityblm.org/government/advanced-components/documents/-folder-308>. If you desire more information regarding the proposed petition or have any questions you may contact me by phone, (309) 434-2226, or email, ksimpson@cityblm.org.

Sincerely,

A handwritten signature in black ink, appearing to read "Katie Simpson", with a long horizontal flourish extending to the right.

Katie Simpson
City Planner

Attachments:
Location Map



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Notes

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CITY OF BLOOMINGTON

Public Notice is hereby given that the City Council will hold a **meeting** on Monday, July 10, 2017 at 7:00 PM in the Council Chambers, 109 E. Olive Street, Bloomington Illinois to **review the petition** submitted by Norma Ortiz requesting approval of an Annexation, for property commonly located at 2405 Monica Ln., consisting of approximately 5 acres.

LEGAL DESCRIPTION: Exhibit A

Heritage Estates, Lot 4. PIN: 21-18-326-003.

All interested persons may present their views upon such matters pertaining thereto. Said Petition and all accompanying documents are on file and available for public inspection in the Office of the City Clerk.

In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearing will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk, preferably no later than five (5) days before the hearing.

The City Clerk may be contacted either by letter at 109 E. Olive St., Bloomington, IL 61701, by telephone at 309-434-2240, or email cityclerk@cityblm.org The City Hall is equipped with a text telephone (TTY) that may also be reached by dialing 309-829-5115.

Cherry Lawson
City Clerk

Published in the Pantagraph: June 23, 2017

CHRISTINE HAMMOND
2407 MONICA LN
BLOOMINGTON IL 61705

JOHN & SANDRA BAUBY
2610 FOX CREEK RD
BLOOMINGTON IL 61705

NORMA DEPAZ
2405 MONICA LN
BLOOMINGTON IL 61704

BABATUNDE COLE
12 Willowbend Ct
BLOOMINGTON IL 61705

TERRY A & JUDY L DAWSON
6 WILLOWBEND CT
BLOOMINGTON IL 61705

RAFAELA CARVALHO MARANGONI
10 WILLOWBEND CT
BLOOMINGTON IL 61705

JEFF VAUGHN
2501 STELT
BLOOMINGTON IL 61704

JOHN CHUBB
2910 SPANGLE RD
BLOOMINGTON IL 61705

HENRY KOSYCAR
2903 SPANGLE RD
BLOOMINGTON IL 61704

KELLEY CRAWFORD
2905 SPANGLE RD
BLOOMINGTON IL 61705

DAN CADY
2911 SPANGLE
BLOOMINGTON IL 61704

HARRY BURKS
2409 MONICA LN
BLOOMINGTON IL 61704

MARK A & KARRIE L RUESTMAN
2403 MONICA LN
BLOOMINGTON IL 61705

DON E & MARNA SAWYER
4 WILLOWBEND CT
BLOOMINGTON IL 61705

JILL & BRIAN BROWN
2505 MONICA LN
BLOOMINGTON IL 61704

ROBERT SCOTT PAIGE L BEAL
14 WILLOWBEND CT
BLOOMINGTON IL 61705

SUSAN WETHINGTON
2501 MONICA LN
BLOOMINGTON IL 61705

LINDA BRISTOW
#7 LONE OAK CT
BLOOMINGTON IL 61705

GEOFFREY SCHOONOVER
2503 MONICA LANE
BLOOMINGTON IL 61705

JAMES & DIANA LESZCZYNSKI
2 Lone Oak Ct
BLOOMINGTON IL 61705

MICHAEL BREWER
2411 MONICA LANE
BLOOMINGTON IL 61704

RONALD & DONNA DULLE
2907 SPANGLE RD
BLOOMINGTON IL 61704

JOSH & SHANNON SCHWARTZ
7 BROME CT
BLOOMINGTON IL 61705

MARGARET SPRIGGS
1 LONE OAK CT
BLOOMINGTON IL 61705

ELIZABETH THACKER
3 LONE OAK CT
BLOOMINGTON IL 61705

LORI FARRAR
5 LONE OAK CT
BLOOMINGTON IL 61705

KENT COMBS
8 BROME CT
BLOOMINGTON IL 61704

SCOTT WRIGHT
2909 SPANGLE RD
BLOOMINGTON IL 61704

DAVID & BOBBIE DOBILL
2901 SPANGLE RD
BLOOMINGTON IL 61704

CHRISTOPHER & RACHEL WEBB
2503 STELT DR
BLOOMINGTON IL 61705

MARK & LAURA OHRWALL
2504 MONICA LN
BLOOMINGTON IL 61704

St. Ivan's, LLC
1 Brickyard Dr
BLOOMINGTON IL 61701

BRYCE D & KIMBERLY D REED
2 BROME CT
BLOOMINGTON IL 61705

WM & MARJORIE KAUTH
1 BROME COURT
BLOOMINGTON IL 61704

DAWN HALL
5 SAINT IVANS CIR
BLOOMINGTON IL 61705

LARRY & DORIS JENNINGS
4 BROME CT
BLOOMINGTON IL 61705

NICHOLAS R & AMANDA L KRUEGER
5 BROME CT
BLOOMINGTON IL 61705

CORE III LLC
1716 R T DUNN DR STE 4
BLOOMINGTON IL 61701

EDMUND & JULIA MOORE
7 SAINT IVANS CIR
BLOOMINGTON IL 61705

TIM MCNULTY
6 Brome Ct
BLOOMINGTON IL 61705

ARTHUR & JENNIE SPERRY
3 BROME CT
BLOOMINGTON IL 61705

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CITY OF BLOOMINGTON
PUBLIC HEARING NOTICE

Public Notice is hereby given that the Bloomington Planning Commission will hold a public hearing on Wednesday, July 12, 2017 at 4:00 p.m. in the City Council Chambers, City Hall, 109 E. Olive St., Bloomington, IL.

The Petition submitted by Norma Ortiz, requesting approval to Rezone property located at 2405 Monica Ln., from a A, Agriculture to R - 1C, Single Family Residential.

Legal Description: Exhibit A
Heritage Estates, Lot 4. PIN:
21-18-326-003

All interested persons may present their views upon such matters pertaining thereto. Said Petition and all accompanying documents are on file and available for public inspection in the Office of the City Clerk at 109 E. Olive St., Bloomington, IL.

In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearing will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk, preferably no later than five days before the hearing. The City Clerk may be contacted either by letter at 109 E. Olive Street, Bloomington, IL 61701, or by telephone at 309-434-2240 or via email at cityclerk@cityblm.org. The City Hall is equipped with a text telephone (TTY) that may also

No suit. No ties. No board meetings. (now that's a great job!) For newspaper carrier opportunities in your area, call 309-827-7323 or 800-747-7323 ext. 358.

be reached by dialing
309-829-5115.
Cherry Lawson
City Clerk
Published in the Pantagraph:
June 27, 2017