

**AGENDA**  
**BLOOMINGTON PLANNING COMMISSION**  
**REGULAR MEETING**  
**WEDNESDAY, AUGUST 9, 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 July 26, 2017 regular meeting of the Bloomington Planning Commission.

**5. REGULAR AGENDA:**

**Z-23-17** Public hearing, review and action on petitions submitted by Armstrong Properties, LLC requesting the rezoning of 508 W. Oakland Ave from S-2, Public Lands and Institution to R-1C, Single Family Residential District.

**Expected City Council Date: September 25, 2017**

**6. OLD BUSINESS**

City of Bloomington Zoning Ordinance Update—no update at this moment.

**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](mailto:ksimpson@cityblm.org)

**DRAFT MINUTES  
BLOOMINGTON PLANNING COMMISSION  
REGULAR MEETING  
WEDNESDAY, JULY 26, 2017 4:00 P.M.  
COUNCIL CHAMBERS, CITY HALL  
109 EAST OLIVE STREET, BLOOMINGTON, ILLINOIS**

**MEMBERS PRESENT:** Mr. J. Balmer, Mr. David Stanczak, Mr. James Pearson, Mr. Kevin Suess, Mr. John Protzman, Ms. Megan Headean, Acting Chairman Ryan Scritchlow

**MEMBERS ABSENT:** Ms. Nicole Chlebek, Chairman Justin Boyd, Mr. Eric Penn

**OTHERS PRESENT:** Mr. Tom Dabareiner, Director of Community Development; Mr. George Boyle, City Attorney; Ms. Katie Simpson, City Planner; Mr. Kevin Kothe, City Engineer

**CALL TO ORDER:** Acting Chairman Schritchlow called the meeting to order at 4:01 PM

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

**PUBLIC COMMENT:** None

**MINUTES:** The Commission reviewed the July 12, 2017 minutes. Mr. Protzman moved to approve the minutes; Mr. Pearson seconded the motion. Motion was passed unanimously by a voice vote.

**REGULAR AGENDA:**

**PS-02-17 Public hearing, review and action on petitions submitted by RHP Investments, LLC—Bloomington Towanda Rd Series, requesting approval of an Amended Preliminary Plan entitled “Revision #2 to a Portion of the Eagle View South Commercial Subdivision Preliminary Plan, Bloomington, Illinois” for 15.84 acres located north of GE Road and east of Towanda Barnes Rd.**

Acting Chairman Scritchlow introduced the case. Ms. Simpson provided the staff report and recommendation. Ms. Simpson provided background regarding the previously approved preliminary plan and 2007 three party agreement between the petitioner (RHP Investments, LLC), the City, and RZR Inc. She explained that the parties have decided to terminate the 2007 agreement and the proposed preliminary plan reflects the termination of this agreement. Mr. Balmer asked Ms. Simpson to explain the changes between the proposed plan and the previously approved preliminary plan.

Ms. Simpson described the zoning and surrounding uses. She showed the Commission the previously approved plan. She highlighted the three major changes between the two plans including the conversion of Holly Brook Ct from a public street into a private drive, the lot configurations, and the private water service. Ms. Simpson explained the property is

identified in the Comprehensive Plan as a Tier 1 Development Priority. She summarized the standards from Chapter 24 and stated the proposed plan complies with these standards. She stated that the proposed outlot would have to be replatted as a lot before it could be developed and would most likely have to be reviewed by the Planning Commission.

Mr. Balmer clarified the differences between the two plans are the connection to utilities and access. Ms. Simpson explained that access to the south was to be provided by Holly Brook Ct but now access to the south would have to come from GE Road. She stated the access for the assisted living facility would come from the existing curb cut on Towanda Barnes Rd. Mr. Pearson asked for clarification on the property owners from the three party agreement. Ms. Simpson explained RZR, Inc. would like to purchase the outlot B. Mr. Protzman confirmed that the City received dedicated right-of-way on Towanda Barnes Rd.

Mr. Boyle stated the City is working with the other parties' counsel to negotiate terms of the termination agreement. There was brief discussion about the Tier 1 status of the property and the location and ownership of the lots. Mr. Pearson asked for explanation about the city's role in the three-party agreement. Mr. Boyle explained the agreement discusses public and private utilities.

Mr. Hadley Phillips, the petitioner, 1062 Woodbury Lane, Charleston IL, was sworn in. He explained he and his father purchased the property from ARK. He stated they have been working with RZR, Inc. to coordinate an agreement that would allow them to purchase the property. Mr. Phillips provided a brief background about the development.

No additional comments in favor of the petition were presented. No one spoke against the petition.

Acting Chairman Scritchlow closed the public hearing. Mr. Balmer motioned to approve the preliminary plan as presented; seconded by Mr. Stanczak. Motion was approved 7-0 with the following votes: Mr. Balmer—yes; Mr. Stanczak—yes; Ms. Headean—yes; Mr. Protzman—yes; Mr. Suess—yes; Mr. Pearson—yes; Acting Chairman Scritchlow —yes.

**Z-22-17 Public hearing, review and action on petitions submitted by Angela Wheeler, requesting the rezoning of 510 W. Oakland Ave from S-2, Public Lands and Institution to R-1C, Single Family Residential District.**

Acting Chairman Schritchlow introduced the case. Ms. Simpson provided the staff report and recommendation. She noted staff is recommending in favor of the proposed rezoning from S-2, Public Lands and Institutions to R-1C Single Family. She provided background on the home and the current zoning which was established to allow for the expansion of the church and a domestic violence shelter. She noted the surrounding uses and zoning. She explained the existing configuration of the S-2 zoning district and stated the existing linear configuration does not lend itself to the types of developments contemplated in the S-2 district. She explained the petitioner is hoping to purchase the property but is having trouble getting financing due to the nonconforming status of the home. Ms. Simpson stated staff also received a petition for 508 W. Oakland Ave. She stated the changing the zoning

would not impede redevelopment of the church and that the proposed zoning complies with the standards for the R-1C District in Chapter 44.

Mr. Balmer confirmed the Commission was bringing this property into compliance with code.

Ms. Angela Wheeler, the petitioner, 908 N Evans St, was sworn in. She explained that she works at a nearby school. She and her husband are first time homebuyers hoping to purchase this home.

No additional comments in favor of the petition were presented. No one spoke against the petition.

Acting Chairman Scritchlow closed the public hearing. Mr. Protzman motioned to approve the rezoning as presented; seconded by Ms. Headean. Motion was approved 7-0 with the following votes: Mr. Protzman—yes; Ms. Headean—yes; Mr. Balmer—yes; Mr. Stanczak—yes; Mr. Pearson—yes; Mr. Suess—yes; Acting Chairman Scritchlow —yes.

**OLD BUSINESS:**

**City of Bloomington Zoning Ordinance Update.** Mr. Dabareiner explained the consultant is reviewing additional information from the Downtown Task Force and staff expects a presentation at the second meeting in August.

**NEW BUSINESS**

**None.**

**ADJOURNMENT:** Mr. Protzman moved to adjourn; seconded by Mr. Balmer, which passed unanimously by voice vote. The meeting was adjourned at 4:36 PM.

Respectfully,

Katie Simpson  
City Planner

**CITY OF BLOOMINGTON  
REPORT FOR THE PLANNING COMMISSION  
August 9, 2017**

| CASE NUMBER:  | SUBJECT PROPERTY:  | TYPE:  | SUBMITTED BY:                  |
|---|--|--------|--------------------------------|
| Z-23-17   | 508 W Oakland Ave  | Rezone | Katie Simpson,<br>City Planner |
| <b>PETITIONER'S REQUEST:</b>  | Rezone the subject property from S-2 Public Lands and Institutions to R-1C, Single Family Residential District, to allow for a single family home. |        |                                |
| <i>Staff finds that the petitions <b>meet the</b> Zoning Ordinance's map amendment guidelines for the R-1C District</i> |  |        |                                |

**STAFF RECOMMENDATION: Approval**

Staff recommends the Planning Commission pass the following motions recommending:

A. That City Council **approve** the rezoning of 508 W Oakland Ave from S-2, Public Lands and Institutions to R-1C, Single Family Residential District, case Z-23-17.



A. Z-23-17 Rezone 508 W Oakland to R-1C, Single Family Residential District

**NOTICE**

The application has been filed in conformance with applicable procedural requirements and public notice was published in *The Pantagraph* on July 25, 2017.

**GENERAL INFORMATION**

Owner and Applicant: Armstrong Properties LLC

**PROPERTY INFORMATION**

**508 W. Oakland Ave**

PAITNERS LOT 2<sup>ND</sup> ADD E72' N1/2 17

PIN: 21-09-102-005



Existing Zoning: S-2, Public Lands and Institutions  
Existing Land Use: Single family residence  
Property size: 0.191 acres (8,352 sqft or 72'X116')

**Surrounding Zoning and Land Uses**

Zoning

North: R-2, Mixed Residential  
South: R-1C Single Family Residential  
East: S-2, Public Lands and Institutions  
West: currently S-2, petitioning for R-1C zoning

Land Uses

North: Single and two family homes  
South: Single family homes  
East: Church  
West: Single family homes

**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 property is located near the intersection of Lee Street and W. Oakland Ave, on the south side of Oakland Ave. It is improved with a single family home and already served by city utilities and facilities. The property is approximately 72 ft wide and 116 ft deep. It is surrounded by single and two family homes. The property is adjacent to a church, zoned S-2, Public Lands and Institutions. The subject property was owned by the church and, at one point, expected to be used as a domestic violence shelter a use permitted in the S-2 district. The property's use as a single family home is considered nonconforming under the S-2 zoning designation and current ordinance. The petitioner would like to rezone the property to bring it into conformance with the ordinance which can reduce barriers for future financing and improvements. Additionally, on July 26, 2017, the Planning Commission reviewed an application and gave a positive recommendation to rezone the adjacent property at 510 W Oakland Ave from S-2 to R-1C.

## A. Z-23-17 Rezone 508 W Oakland to R-1C, Single Family Residential District

*Project Description:*

The intent of the current zoning district, S-2 Public Lands and Institutions, is to allow for the establishment and maintenance of public uses, publically-regulated uses and private uses that display an inherent relationship to the public interest. The types of uses permitted are multifamily homes, community centers, townhouses, swimming pools, government services and courthouses.

The proposed zoning district, R-1C Single Family Residential, district allows primarily for single family homes, two family homes with a special use permit and is intended to provide primarily for the establishment of areas of higher density single family detached dwellings while recognizing the compatibility of two family dwelling units with a special use. The subject property was originally zoned residential and rezoned to allow for the expansion of the church or public uses. The subject property complies with the bulk requirements and lot dimensions of the proposed district. Furthermore, because 510 W. Oakland and 508 W. Oakland are adjacent properties and contiguous to R-1C, rezoning these two properties, the rezoning effort is comprehensive. Eventually, staff would like the property at 512 W. Oakland to also have the zoning changed to reduce the nonconforming status and become more coherent.

*Link to Comprehensive Plan:*

The promotion of quality affordable housing stock and homeownership are compatible goals outlined in the comprehensive plan. Reducing the nonconforming status of this residence and barrier to financial support encourages homeownership and investment in properties.

**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 R-1C, Single Family Residential District 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 and 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. Irving Elementary School is located nearby and already serves the property. There are also a number of surrounding churches, and the property is close to Immanuel Health Clinic. 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 the single family home on the property at 508 W. Oakland Ave eliminating a legal nonconforming status. The zoning*



A. Z-23-17 Rezone 508 W Oakland to R-1C, Single Family Residential District

change allows the property owners to seek financing and homeownership, improving neighborhood tenure and encouraging community involvement. The standard is met.

4. *The extent of vacant properties in the vicinity that can be developed for uses compatible to those permitted in the district;* the neighborhood is already established and developed. The zoning was changed to accommodate the nearby church but the configuration of the existing S-2 district is inappropriate for a number of uses contemplated in the S-2 district. The house exists and is compatible with surrounding residential, in size and bulk. Furthermore the R-1C district allows for two family homes with a special use permit and is compatible with the R-2 zoning across the street. 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;* single and two family homes are less intense developments than uses allowed in the S-2 district. The property exists as a single family home. No change is expected. 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 and the existing use is compatible with the proposed zoning change. 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 residential. The Plan also encourages affordable, quality housing stock and homeownership. The proposed rezoning is compatible with these goals and the larger vision of the community.

**STAFF RECOMMENDATION:**

Staff recommends the Planning Commission pass the following motions recommending:

That City Council **approve** the rezoning of 508 W Oakland Ave from S-2, Public Lands and Institutions to R-1C, Single Family Residential District, case Z-23-17.

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 508 W OAKLAND  
AVE FROM S-2, PUBLIC LANDS AND INSTITUTIONS 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 "S-2" Public Lands and Institutions t 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)

**508 W Oakland Ave**

PAITNERS 2<sup>ND</sup> ADD E72' N 1/2 BLK 17

PIN: 21-09-102-005

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 Armstrong Properties LLC, hereinafter referred to as your petitioner(s), respectfully representing and requesting as follows:

- 1. That your petitioner(s) is (are) the owner(s) of the freehold or lesser estate therein of the premises hereinafter legally described in Exhibit A, which is attached hereto and made a part hereof by this reference, or is (are) a mortgagee or vendee in possession, assignee of rents, receiver, executor (executrix), trustee, lessee or other person, firm or corporation or the duly authorized agents of any of the above persons having proprietary interest in said premises;
2. That said premises legally described in Exhibit "A" presently has a zoning classification of S2 Public Lands 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 R1C - 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 S2 to R1C.

Respectfully submitted,

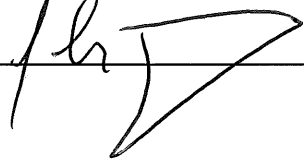
By:  \_\_\_\_\_

Exhibit A

Legal Description for 508 W. Oakland Ave

PAINTER'S 2ND ADDN E72' N1/2 17

CITY OF BLOOMINGTON  
PUBLIC HEARING NOTICE

Public Notice is hereby given that the Bloomington Planning Commission will hold a public hearing on Wednesday, August 9, 2017 at 4:00 p.m. in the City Council Chambers, City Hall, 109 E. Olive St., Bloomington, IL.


The Petition submitted by Armstrong Properties, LLC, requesting approval to Rezone property located at 508 W. Oakland Ave., from a S-2 Public Lands & Institutions to R-1C, Single Family Residence District.

Legal Description: Exhibit A

Painters 2<sup>nd</sup> Addition E72' N ½ 17. PIN: 21-09-102-005

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](mailto:cityclerk@cityblm.org). The City Hall is equipped with a text telephone (TTY) that may also be reached by dialing 309-829-5115.

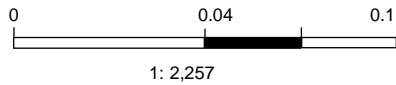
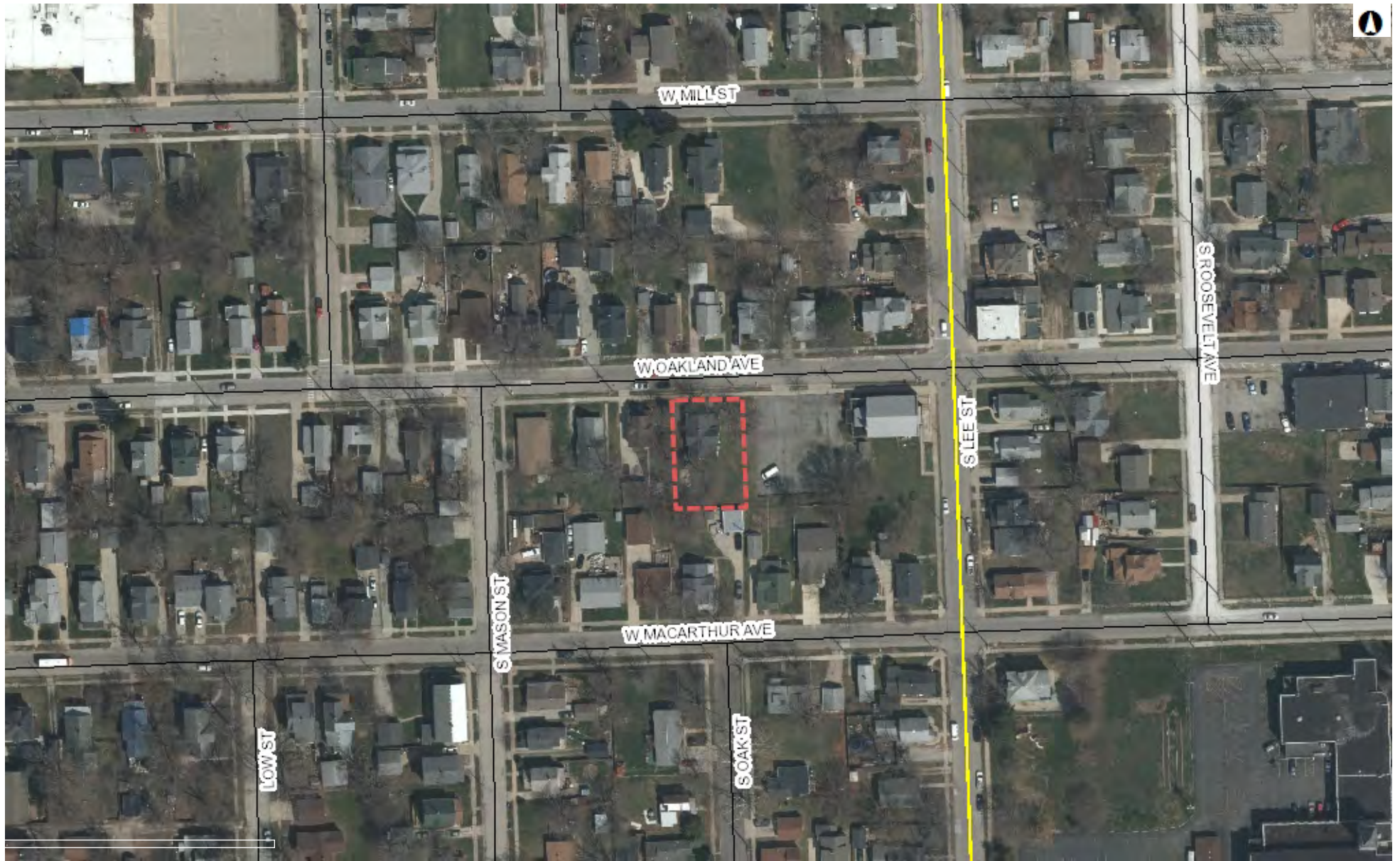


Cherry Lawson  
City Clerk

Published in the Pantagraph: July 25, 2017

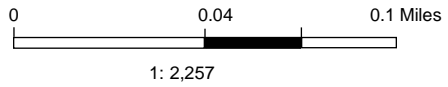
| <b>Permitted Uses in the R-1C District</b>            |   |
|---|---|
| Agency-Operated Family Homes                          | P |
| Agriculture   | P |
| Cemeteries  | S |
| Churches, Synagogues, Temples                         | S |
| Columbarium   | S |
| Country Clubs, Golf Clubs                             | 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 |





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

July 27, 2017

Dear Property Owner or Resident:

The City of Bloomington Planning Commission will hold a public hearing on **Wednesday, August 9, 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 **John Armstrong** requesting the rezoning of **508 W Oakland Street** from S-2, Public Lands and Institutions to R-1C, Single family residential. The subject property is legally described as:

PAINTERS 2<sup>ND</sup> ADD E72' N1/2 17  
PIN: 21-09-102-005

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](mailto:ksimpson@cityblm.org).

Sincerely,

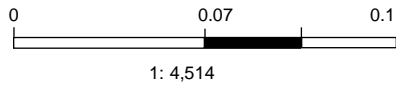
A handwritten signature in black ink, appearing to read 'Katie Simpson', written in a cursive style.

Katie Simpson  
City Planner

Attachments:  
Location Map



Courtesy notice on a public hearing to rezone 508 W Oakland Ave from S-2, Public Lands to R-1C, Single Family Residential



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BLOOMINGTON 617016330

EDWIN JAMES  
1101 S UNIVERSITY ST  
NORMAL 617613535

JOHN ARMSTRONG  
12 KLEGGSTONE CIR  
BLOOMINGTON 617041508

JOSEFINA HARO  
1226 RUTLEDGE RD  
BLOOMINGTON 617043688

CAROLYN KUHLMAN-BROWN  
1544 E SHELBOURNE DR  
NORMAL 617614922

% AMEREN SERVICES ILLINOIS POWER  
CO  
1901 CHOUTEAU AVE  
SAINT LOUIS 631666149

JOSEPH C & SALLIE BOYCE  
208 S CHERRY ST  
LEXINGTON 61753

CURTIS AND CHERYL HENRY  
309 SOUTH EVERGREEN LANE  
BLOOMINGTON 61704

DAVID LANE  
3404 E OAKLAND AVE  
BLOOMINGTON 617046208

JACKIE L JR & DONNA M ESON  
429 STANDISH DR  
BLOOMINGTON 617044692

PAUL W & ANNETTE R RUTLEDGE  
109 S MAIN ST  
ELLSWORTH IL 61737

CHAMBER PROPERTIES RS LLC  
1102 1/2 W MACARTHUR AVE  
BLOOMINGTON 617014826

MOORE FAMILY REAL ESTATE  
HOLDINGS INC  
1211 TOWANDA AVE  
BLOOMINGTON IL 61701

SMR 911 INC  
1301 IRONWOOD CC DR  
NORMAL IL 61761

FREDERICK & PAULA HAFNER  
1717 Braden Dr  
Normal 617612349

SHARON FULKS  
20 ROBINWOOD DR  
NORMAL 617614001

WILBUILD LLC  
210 LANDMARK DR  
NORMAL 617612194

CURTIS AND CHERYL HENRY  
309 SOUTH EVERGREEN LANE  
BLOOMINGTON 61704

MIGUEL MARTIN  
3465 EDENVILLE DR  
LAS VEGAS 891173954

BEVERLY FENTON  
501 W MACARTHUR AVE  
BLOOMINGTON 617015136

MEMED NURCESKI  
110 W WASHINGTON ST  
BLOOMINGTON 617013907

ADALBERTO & ESPERANZA CAMPOS  
CORNEJO  
1108 ALEXANDER RD  
BLOOMINGTON 617017743

MARK ZAPPA  
1216 NICKI DR  
BLOOMINGTON 617042519

JAMES DARINGER  
1321 N ALLIN ST  
BLOOMINGTON IL 61701

DAVID AND GINA NORRIS  
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CARLOCK 61725

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507 W OAKLAND AVE  
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DANIEL PATTERSON  
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**Public Notices**

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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, August 9, 2017 at 4:00 p.m. in the City Council Chambers, City Hall, 109 E. Olive St., Bloomington, IL.

The Petition submitted by Armstrong Properties, LLC, requesting approval to Rezone property located at 508 W. Oakland Ave., from a S-2 Public Lands & Institutions to R-1C, Single Family Residence District.

Legal Description: Exhibit A

Painters 2nd Addition E72' N 1/2  
17. PIN: 21-09-102-005

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

**PUBLIC NOTICES**

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](mailto: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

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