



**AGENDA  
BLOOMINGTON PLANNING COMMISSION  
REGULAR MEETING  
COUNCIL CHAMBERS  
109 EAST OLIVE STREET  
BLOOMINGTON, IL  
WEDNESDAY, FEBRUARY 13, 2019 4:00 P.M.**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PUBLIC COMMENT**
- 4. MINUTES** Review the minutes of the January 9, 2019, regular meeting of the Bloomington Planning Commission.
- 5. REGULAR AGENDA**
  - A. Z-24-18** Public hearing, review and action on a comprehensive amendment to the Bloomington Zoning Ordinance, Chapter 44 of the Bloomington City Code, initiated by Resolution 2018-54. (Continued from 12/12/18)
  - B. Z-25-18** Public hearing, review and action on map amendments to the Official Zoning Map for multiple properties in the City of Bloomington, initiated by Resolution 2018-54. (Continued from 12/12/18)
- 6. OLD BUSINESS**
- 7. NEW BUSINESS**
- 8. ADJOURNMENT**

**DRAFT  
MINUTES  
BLOOMINGTON PLANNING COMMISSION  
REGULAR MEETING  
WEDNESDAY, JANUARY 9, 2019 4:00 P.M.  
COUNCIL CHAMBERS, CITY HALL  
109 EAST OLIVE STREET  
BLOOMINGTON, ILLINOIS**

**MEMBERS PRESENT:** Mr. David Stanczak; Mr. Kevin Suess; Mr. John Protzman; Ms. Megan Headean; Mr. Mark Muehleck; Mr. Thomas Kreiger; Mr. Tyson Mohr; Ms. Megan McCann; Chairman Justin Boyd

**MEMBERS ABSENT:** Mr. Eric Penn

**OTHERS PRESENT:** Ms. Katie Simpson, City Planner; Ms. Izzy Mandujano, Assistant City Planner; Mr. Bob Mahrt, Community Development Director; Mr. George Boyle, Assistant Corporate Counsel

**CALL TO ORDER:** Chairman Boyd called the meeting to order at 4:00 PM. Mr. Mahrt called roll. With nine members present, a quorum was established.

**PUBLIC COMMENT:** None.

**MINUTES:** The Commission reviewed the minutes of the December 12, 2018, regular meeting of the Bloomington Planning Commission. Mr. Protzman motioned to approve the minutes as presented; Mr. Stanczak seconded the motion. The minutes were approved 8-0-1 with the following votes cast: Mr. Stanczak—yes; Mr. Suess—abstain; Mr. Protzman—yes; Ms. Headan—yes; Mr. Muehleck—yes; Mr. Kreiger—yes; Mr. Mohr—yes; Ms. McCann—yes; Chairman Boyd—yes.

**REGULAR AGENDA: Dimmitt’s Grove Neighborhood Plan. Consideration, review and action on the *Dimmitt’s Grove Neighborhood Plan (Ward 1, Ward 6). Recommended action: That the Planning Commission motion to accept and acknowledge the Dimmitt’s Grove Neighborhood Plan, prepared by the McLean County Regional Planning Commission and with comments provided by City staff. The Planning Commission further acknowledge the efforts of the Dimmitt’s Grove Neighborhood Association in this neighborhood planning process.***

Chairman Boyd introduced the case. Ms. Simpson stated staff’s recommendation is to accept and acknowledge the Dimmitt’s Grove Neighborhood Plan, and provided an overview from the August 22, 2018 presentation given by Ms. Vasudha Gadhiraaju, Director of the McLean County Regional Planning Commission. Ms. Simpson explained that the Comprehensive Plan recommends that the City encourage neighborhood level plans that align with the broader goals of the Comprehensive Plan and that the Comprehensive Plan recommends that the City develop a tool kit that neighborhood groups can use to create neighborhood level plans. Ms. Simpson stated

that Ms. Gadhiraaju said the Dimmitt's Grove Neighborhood Plan was a pilot project for developing neighborhood level plans. Ms. Simpson stated that following the August 22, 2018 presentation, City staff reviewed the draft plan and provided a few supplemental comments and feedback on the utility, zoning and parking recommendations of the plan. She shared comments from the Water Department which suggested the need to clarify between public water mains and private water services. The Department tested the public water mains for the neighborhood and found adequate flow and pressure. The Department also reviewed water main breaks for the neighborhood and found the neighborhood experienced few breaks over the past fifteen years. The Water Department suggested that the pressure issues reported by residents may be the result of corroded water services, typically constructed of galvanized steel, that result in reduced pressure, uneven distribution, and reduced flow from the public main into the home. Ms. Simpson clarified that the neighborhood plan was presented to the City after the city had hired the consultant for the zoning ordinance revision. She stated that the recommended rezoning of property in Dimmitt's Grove was not included in the scope of work for the zoning ordinance revision project. Ms. Simpson stated that further analysis would be needed to evaluate the square footage of lots, size of homes, desired density of the area, and existing uses prior to amending the zoning designations for the neighborhood. She also noted the need to notify property owners of a change. Ms. Simpson stated that while amending the zoning on the neighborhood was not part of the original scope of work for the zoning ordinance revision, this is a project that could occur at a later date. Ms. Simpson also stated that the parking program recommendations in the neighborhood plan would require further analysis. She stated that staff is recommending acceptance and acknowledgement of the plan.

Ms. Headan asked for clarification on a Neighborhood Conservation District. Ms. Simpson explained that a neighborhood conservation district is similar to a historic preservation district with specific design criteria for the character of a neighborhood. She stated that some communities have a board that oversees the review of projects within a neighborhood conservation district. Mr. Mohr asked if the maps staff presented were included in the neighborhood plan. Ms. Simpson affirmed.

Mr. Mohr stated that he was impressed by the document and recognized the amount of work that went into creating the plan. He stated that a few parts of the plan may need updated such as the food desert map and references to a downtown hotel. He suggested that the Executive Summary is updated to state the goals of the plan. He recommended subheadings to strengthen the connection to the Comprehensive Plan.

**Mr. Mohr motioned to accept and acknowledge the Dimmitt's Grove Neighborhood Plan. Mr. Protzman seconded the motion. Chairman Boyd commended the neighborhood organization on their work. The motion passed unanimously with the following votes cast: Mr. Stanczak—yes; Mr. Suess—yes; Mr. Protzman—yes; Ms. Headan—yes; Mr. Muehleck—yes; Mr. Kreiger—yes; Mr. Mohr—yes; Ms. McCann—yes; Chairman Boyd—yes.**

**OLD BUSINESS:** Mr. Mohr requested a status update on the R-3B Zoning District discussion from the previous meeting. Ms. Simpson stated that staff reviewed the past meeting and found that most of the concerns shared at the meeting pertained to the specific zoning of individual

properties and the purpose and intent of the R-3B district. She stated that Houseal Lavigne & Associates provided a revised purpose and intent for the district, which Ms. Simpson read to the Commission. She stated the revised purpose removes language that denotes single family homes as undesirable and language appears to encourage the demolition of these homes. She stated that staff and the consultants chose to not adjust the district's density at this moment since the district applies to other areas of the community and the ramifications of changing the density has not been evaluated. Ms. Simpson stated there are approximately 700 properties zoned R-3B in Bloomington. Mr. Boyle added that staff has concerns about adding several hundred properties to a map amendment petition at this stage since it could prolong adoption of the entire ordinance. He stated that the City would have to provide notice to these properties and hold a new public hearing, a process that could take multiple months to complete. Mr. Boyle explained that many developers anticipate the revisions to the ordinance and are in a state of limbo until it is adopted. He said that a property owner or City Council could submit a petition or resolution initiating a zoning change at any time. Ms. Simpson added that the City would have to weigh the pros and cons of postponing adoption of the ordinance to accommodate a zoning map amendment in the R-3B district. She added that staff would need direction from Council regarding which properties zoned R-3B they would like evaluated. Ms. Simpson explained that staff looked briefly at the zoning changes recommended for the Dimmitt's Grove Neighborhood in the Dimmitt's Grove Neighborhood Plan and determined rezoning these properties from R-3B to R-2 could result in 32 new nonconforming single family lots, 5 new nonconforming duplex lots, and 30 nonconforming multifamily structures. She added that this is preliminary and staff used data from the tax assessor; staff did not perform site visits.

Chairman Boyd asked if each property owner would have to submit a petition. Ms. Simpson stated that City Council could petition for a map amendment or the property owners could submit a petition to rezone their property. Mr. Boyle added that we have received petitions from groups of property owners but a petition has to come from the property owner or the Council. Mr. Mohr asked if it were possible for staff to look at the amount of nonconforming lots and uses created by amending the zoning to R-3A. Chairman Boyd added that the area of concern stated during the meeting was the periphery of the downtown. Ms. Simpson confirmed that staff would work on Mr. Mohr's request. Mr. Boyle stated that staff is available if anyone has questions or would like to discuss the ordinance. Ms. Headan suggested that it would be helpful to share the process someone would have to go through to build a 70 unit structure.

**NEW BUSINESS:** none.

**ADJOURNMENT:** The meeting was adjourned at 4:27 by voice vote, motioned by Ms. Headan and seconded by Mr. Suess.

Respectfully submitted,  
Katie Simpson,  
City Planner

Report date: 10/24/18  
Updated: 12/06/18  
Revised: 2/04/19

Agenda Item A and B  
Z-24-18, Z-25-18  
Zoning Ordinance Text and Map Amendments

**CITY OF BLOOMINGTON  
STAFF REPORT FOR  
THE BLOOMINGTON PLANNING COMMISSION  
OCTOBER 24, 2018**

<b>CASE NUMBER:</b>	<b>SUBJECT:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
Z-24-18	Comprehensive Text Amendment to Chapter 44	Text Amendment	Planning Division
Z-25-18	Zoning Map Amendments to the Official Zoning Map for multiple properties	Rezone	Planning Division

<b>STAFF RECOMMENDATION:</b>	<p><i>Staff recommends the Planning Commission provide the <b>Bloomington City Council with a positive recommendation to adopt the proposed zoning ordinance text amendments with the incorporation of the staff comments and comments from the Zoning Board of Appeals.</b> (Case Z-24-18)</i></p> <p><i>Staff recommends the Planning Commission provide the <b>Bloomington City Council with a positive recommendation to adopt map amendments to the Official Zoning Map for multiple properties as presented in Resolution 2018-54, excluding the properties currently zoned R-1H, 306 W. Market St, 409 and 411 N. Roosevelt Ave., and 505 and 509 N. Roosevelt Ave.</b> (Case Z-25-18)</i></p>
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**GENERAL INFORMATION**

Applicant: City Council, Resolution 2018-54

*Legal notice for the October 24, 2018 public hearing was published in The Pantagraph on Sunday, October 7, 2018. Notice of the public hearing was also mailed to approximately 506 property owners with property subject to the map amendments. The October 24, 2018 public hearing was continued to the December 12, 2018 Regular Planning Commission meeting at 4:00 pm in the City Council Chambers at 109 E. Olive St. Bloomington, IL 61701. **The public hearing was continued to the Regular Planning Commission meeting on February 13, 2019 at 4:00 p.m. in the City Council Chambers. Courtesy notices were mailed on February 5, 2019 to property owners whose property is subject to the map amendments.***

**PROJECT DESCRIPTION**

After nine meetings with the Planning Commission, City staff published updated versions of revised Divisions 1-17 (excluding Divisions 14 and 16) of Chapter 44 to the City website for public review and comment. Those draft documents were dated July 2018. On October 1, 2018,

**Report date: 10/24/18**

**Updated: 12/06/18**

**Revised: 2/04/19**

**Agenda Item A and B**

**Z-24-18, Z-25-18**

**Zoning Ordinance Text and Map Amendments**

the Bloomington City Council unanimously approved Resolution 2018-54 directing staff and the Planning Commission to begin the public hearing process for the Zoning Ordinance text amendments and map amendments. The anticipated timeline suggested Council action in November 2018. Due to continued public hearings, Council action could occur on February 25, 2019.

*Background*

On August 24 2015, the City of Bloomington adopted the City's award-winning Comprehensive Plan 2035, a twenty-year vision for the future. In 2016, the City engaged the professional services of Houseal Lavigne & Associates (HLA), a planning consulting firm from Chicago, IL, to begin a comprehensive revision to the Zoning Ordinance, Chapter 44 of the Bloomington City Code. The Bloomington Zoning Ordinance establishes parameters for the use and design of property throughout the City of Bloomington. It regulates the size of lots, density, heights, bulk, and other physical characteristics of the property. Bloomington's Zoning Ordinance was adopted in 1960 and the last major revision occurred in 2006. The comprehensive text amendment accomplishes the following objectives:

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

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

*Alignment with the Comprehensive Plan*

Zoning is not planning. The Zoning Ordinance is a tool to assist communities with the implementation of the Comprehensive Plan. Listed below are a few of the goals from the Comprehensive Plan that the updated text and map amendments support:

- N-1.1 Enhance the livability of all Bloomington neighborhoods.
- N-1.1a Update ordinances and regulations to accomplish the goals of the comprehensive plan.
- N-1.1e Update the ordinances and codes to reflect the unique needs of the Regeneration, Preservation, and Stable Areas and preserve their character.
- H-1.1 Ensure that the housing to accommodate the new growth is a broad range (of types, sizes, ages, densities, tenancies and costs) equitably distributed throughout the City recognizing changing trends in age-group composition, income, and family living habits.

**Report date: 10/24/18**

**Updated: 12/06/18**

**Revised: 2/04/19**

**Agenda Item A and B**

**Z-24-18, Z-25-18**

**Zoning Ordinance Text and Map Amendments**

- H-1.1a Review and improve the current ordinances, codes, regulations, and permitting processes and fees, as needed and desirable, to provide more efficient mechanisms for new developments and redevelopment opportunities.
- ED-4.3 Facilitate and enhance pedestrian-friendly neighborhood centers to support mixed use developments.
- ED-4.4 Evaluate commercial land use needs in the context of changing economic trends.
- D-2.5 Consolidate retail uses within in the Downtown core.
- D-2.6 Encourage commercial and corporate uses along the U.S. 51 corridor surrounding the Downtown core.
- D-5.1 Improve parking conditions and access and encourage shared public and private parking supplies.
- HL-5.1e Identify and remove regulatory barriers and develop mechanisms to provide permanent community garden plots. Ex: Amend the zoning ordinance to define community gardens and allow them in residential areas a permitted use.
- HL-5.1 Encourage local food production.
- NE-2.1 Increase the diversity, quality, and quantity of tree cover and greenery throughout the City.

The revision and amendment process involves two key actions: adoption of the text amendment and amendment to the Official Zoning Map to reflect the text amendments adopted. While the two actions are directly related, they will be handled as two separate public hearings and two separate recommendations to City Council. This report addresses both actions.

**Case Z-24-18 Comprehensive Text Amendment**

The proposed draft attached to this report is the most recent version of the document. The draft, dated 2/13/19 incorporates staff comments attached to this report. The comments incorporate feedback received during a public question and answer sessions on October 10, 2018, the public hearing on October 24, 2018, and the public hearing on 12/12/18, as well as feedback from the Zoning Board of Appeals and the Historic Preservation Commission.

Zoning Board of Appeals

On October 17, 2018 the Zoning Board of Appeals reviewed Division 9 and Division 17 of the draft Zoning Ordinance dated July 2018; the draft minutes from the meeting are attached to this report. In summary, the Board wanted to ensure that the ordinance is clearly written, represents how the Zoning Board of Appeals (ZBA) functions, and adequately addresses the ZBA's responsibility for reviewing administrative cases. The ZBA did not provide a recommendation on Division 9. However, the ZBA provided numerous recommendations for Division 17. The following recommendations are provided below and staff recommends incorporating the ZBA's recommendations into the final document:

- The ZBA unanimously voted to remove language that refers to a "secretary". The Board did not wish to take on those responsibilities and staff fulfills the "secretary" role on the ZBA, Planning Commission and Historic Preservation Commission.
- The ZBA voted to clarify to any applicant applying for a variance that all of the variance standards are mandatory and must be met in order for the ZBA to grant a variance.

**Report date: 10/24/18**

**Updated: 12/06/18**

**Revised: 2/04/19**

**Agenda Item A and B**

**Z-24-18, Z-25-18**

**Zoning Ordinance Text and Map Amendments**

- The ZBA also recommended that the same set of standards for all variance apply to sign variances, and that the additional process for a sign variance is eliminated.
- The ZBA voted to remove the process that allows a petitioner to appeal an administrative decision on a variance or an appeal of an administrator's decision to the City Council when denied by less than five votes. The applicant would retain the right to appeal to the Court through the Illinois Administrative Appeal Act. The ZBA's decision centered on the Board's power and rights as a quasi-judicial body and the extensive deliberation completed in order to grant or deny variances.
- The Zoning Board of Appeals reviewed the sign code appeals process as well and determined that they would like another option when deciding these cases. Currently, the Board is not permitted to request another investigation or more information be looked at when deciding sign code appeals. The Board unanimously voted to recommend the Board have the option to remand the matter for further consideration and investigation for sign code appeals.
- The Board looked at more consistency through the Code and recommended that the language in Section 17-8 for "Variations" is amended to include language that is found in other parts of the Code that states "concurring vote of four (4) members of the Board of Zoning Appeals shall be required to approve or recommend approval of a petition. That language currently appears in Chapter 44-13E(c)(d)(8).
- There was general consensus from the Board that the proposed numbering system throughout the Zoning Ordinance should be revised to be more clear and user friendly.

Historic Preservation Commission.

On January 17, 2019, at the Regular Historic Preservation Commission meeting the Commission discussed the Historic Preservation and S4 sections of the ordinance. The Commission determined that revisions to these sections should not occur at this time, but following an update to the Historic Preservation Plan. Staff intends to work with the Commission to update the plan in FY20. Funds are allocated for this project in the FY20 draft budget. Council will adopt a final budget in April 2019. The Planning Commission would be consulted during the update to the Preservation Plan process.

***Staff Report Update 02/04/19***

On December 12, the Planning Commission held a continued public hearing on the text and map amendments. During the hearing residents expressed concerns about the purpose and intent of the R-3B, High Density Multifamily District, as well as the Historic Preservation Section.

Staff and the consultants are proposing a revised purpose and intent for the R-3B district, which reads as follows: *The R-3B Residence District is intended to allow for increased neighborhood density through the development of small-lot single-family housing, townhomes, duplexes, and multifamily complexes, while being supportive of the overall historic character of the neighborhoods to which it is applied and the preservation of historic structures. The district allows for a maximum density of seventy (70) dwelling units per acre and may be applied to areas best suited for such intense residential usage, principally on the fringes of the Bloomington Central Business District. It may also be applied to other areas in the City where comparable physical arrangements of land uses are present.*



**Report date: 10/24/18**

**Updated: 12/06/18**

**Revised: 2/04/19**

**Agenda Item A and B**

**Z-24-18, Z-25-18**

**Zoning Ordinance Text and Map Amendments**

Staff also requested comments from the Preservation Commission. The Commission reviewed the procedures section as well as the S4 zoning overlay section of the draft ordinance. The Commission decided that revisions to this section should wait until after the Preservation Plan, adopted in 2004, is updated. Staff included an update to the Preservation Plan in the draft FY20 budget.

**Case Z-25-18 Zoning Map Amendments**

The proposed zoning text amendment directly relates to the amendment to the Official Zoning Map. The proposed text includes eliminating the B-3 district and establishing three new Downtown Bloomington districts: D-1, Central Business District; D-2, Downtown Transition District; and D-3 Warehouse and Arts district. Additionally the proposed text amendment results in the combination of the B-1, Highway Business District and C-3, Regional Commercial Shopping District resulting in the establishment of the B-1, General Commercial District, and the C-2, Neighborhood Commercial District and the B-2, General Business Service District into the B-2 Local Commercial District. Lastly, the W-1, Warehouse district is eliminated in the proposed draft and the four properties with the W-1 zoning would be amended to M-1 Restricted Manufacturing.

Initially, the intention was to combine the R-1H district with the R-4 district. After the public question and answer sessions on October 10, 2018 staff and the consultants recommended that the R-1H district remain and not combine with the R-4 district. As a result the zoning on 108 properties would not change. Additionally, staff recommends that the zoning on five properties located at Roosevelt Ave. and Lee St., on the boarder of the B-3 district, which are zoned GAP 3 and GAP 4 should not change. The staff recommendation provided on the cover page of this report outlines this recommendation.

**STAFF RECOMMENDATION:**

*Staff recommends the Planning Commission provide the Bloomington City Council with a positive recommendation to adopt the proposed zoning ordinance text amendments with the incorporation of the staff comments and comments from the Zoning Board of Appeals.* (Case Z-24-18)

*Staff recommends the Planning Commission provide the Bloomington City Council with a positive recommendation to adopt map amendments to the Official Zoning Map for multiple properties as presented in Resolution 2018-54, excluding the properties currently zoned R-1H, 306 W. Market St., 409 and 411 N. Roosevelt Ave., and 505 and 509 N. Roosevelt Ave.* (Case Z-25-18)

Respectfully submitted,

Planning Staff

Attachments:

- Full list of staff comments/changes to the June documents.
- Draft Ordinance for amendments to the text and to the
- Resolution 2018-54
- Draft Chapter 44 dated 2/13/19

10/17/2018

City staff provide the following recommended amendments to the draft zoning text amendment (documents dated July 2018):

**General Revision/Comments:**

<b>Revision</b>	<b>Justification</b>
Do not change the zoning on properties zone R-1H to R-4	After discussion presented at the General Open House/Q&A, it would be beneficial to leave the districts as they are.
Change references to "Planning and Code Enforcement" to "Community Development"	Name change in October 2017.
Remove 306 W Market St (PIN: 21-04-186-017) from the zoning map amendment (B-3 to D-2) currently zoned GAP 3	Zoning is adequate, no changed needed.
Remove 409 N Roosevelt Ave (PIN: 21-04-186-015) from the zoning map amendment (B-3 to D-2) currently zoned GAP 3	Zoning is adequate, no changed needed.
Remove 411 N Roosevelt Ave (PIN: 21-04-186-016) from the zoning map amendment (B-3 to D-2) currently zoned GAP 3	Zoning is adequate, no changed needed.
Remove 505 N Roosevelt Ave (PIN: 21-04-180-004) from the zoning map amendment (B-3 to D-2) currently zoned GAP 4	Zoning is adequate, no changed needed.
Remove 509 N Roosevelt Ave (PIN: 21-04-180-010) from the zoning map amendment (B-3 to D-2) currently zoned GAP 4	Zoning is adequate, no changed needed.
The terms "dwelling", "unit", and "dwelling unit" seem to be used interchangeably. If they refer to the same thing, then one word should be used.	Clarity
Subheadings should be consistent. Ex, 44.10-4 (A-C) say Location, Screening, and Building Height as their first word, but (D) has nothing.	Consistency
The text uses the terms "this zoning ordinance" and "this code" interchangeably. Please evaluate and amend as needed.	Consistency
"Stormwater" should be either one word or two words, both are used throughout, revise for consistency.	Consistency
Revise the numbering system to have at least 4 levels of differentiation (Arabic numbers/Roman numbers)	Clarity
Remove gender specific references made to the Community Development Director such as "his deputies or assistants" (Ex. Section 44. 17-2B3d) and revise to be gender neutral.	
Double check numbers for consistency in whether numbers are in written form, written form followed by the numeral, or just the numeral.	Consistency
Change "petition" to "application" and "petitioner" to "applicant"	Consistency throughout the document

**Division Specific Revisions:**

<b>Division 1-Purpose/Intent</b>		
	<b>Revision</b>	<b>Justification</b>
44.1.2	At the end of paragraph, revise the last sentence to say "Therefore, the establishment of zoning districts and the regulations pertaining thereto as provided in this Code are declared to be essential to the public interest and are expressly found to be a matter pertaining to the City's government and affairs.	Change "is" to "are"
44.1.6	Add "F. All parcels of land, in any zoning classification, which are improved with the addition of impervious surface (such as paved parking, sidewalks, roofs, etc.) shall be sloped and/or drained so as to prevent surface water from such impervious areas from running onto adjoining property in unreasonable volumes. "	Should carry-over from existing zoning ordinance 44. 7D
44.1.6	Add "G. Any parcel of land, except those improved with a single one or two family dwelling unit on a single lot, in any zoning classification, which are improved with the addition of 1400 square feet or more of impervious surface, or any existing impervious surface in excess of 1400 square feet which is being reconstructed, shall dispose of surface water in one <u>or more</u> of the following methods approved by the Director of Engineering and compliant with Chapter 6 of the Manual of Practice for the Design of Public Improvements in the City of Bloomington."	Should carry-over from existing zoning ordinance 44. 7D
<b>Division 2-Zoning Districts and Map</b>		
	<b>Revision</b>	<b>Justification</b>
	None	
<b>Division 3-Agricultural District Regulations</b>		
	<b>Revision</b>	<b>Justification</b>
	None	
<b>Division 4-Residential District Regulations</b>		
	<b>Revision</b>	<b>Justification</b>
44.4-2	Add R-1H as a district and amend purpose and intent, and permitted use table as appropriate	After discussion presented at the General Open House/Q&A, it would be beneficial to leave the districts as they are.

<b>Division 5-Business District Regulations</b>		
	<b><i>Revision</i></b>	<b><i>Justification</i></b>
44.5-2B	Revise the footnote for D-1 residential uses to promote residential uses above the first floor	After discussion presented at the Downtown Q&A Session
44.5-2B	Allow two-family dwellings in the D-2 district	After discussion presented at the Downtown Q&A Session
44.5-2B	Add Live/Work spaces as permitted in the D1 district above the first floor	After discussion presented at the Downtown Q&A Session
44.5-2B	Allow Groomers in D-1,D-2,D-3	After discussion presented at the Downtown Q&A Session, Groomers have less negative impacts than kennels or day-care centers
44.5-2B	Review footnote 1, It may have been intended to match the Manufacturing District footnotes that allow something with a special use if adjacent to residential.	After discussion presented at the Downtown Q&A Session
<b>Division 6-Manufacturing District Regulations</b>		
	<b><i>Revision</i></b>	<b><i>Justification</i></b>
44.6-2B	Revise table to allow multifamily in M2 with a special use permit	Shown as permitted by right but may not be compatible with other by-right uses
<b>Division 7-Public Interest District Regulations</b>		
	<b><i>Revision</i></b>	<b><i>Justification</i></b>
44.7-2B	Add "Dormitory" as a permitted use	Permitted by existing ordinance.
<b>Division 8- Zoning Overlay Districts</b>		
	<b><i>Revision</i></b>	<b><i>Justification</i></b>
	Change SD-3 numbering to "S-4" for consistency with other historic preservation documents and allow two reserved spaces for overlay districts.	Minimizes the number of forms and planning documents that will need revised

	Change "SD" to "S"	Minimizes the number of forms that will need revised
<b>Division 9-General Provisions:</b>		
	<b>Revision</b>	<b>Justification</b>
	None	
<b>Division 10-Use Provisions</b>		
	<b>Revision</b>	<b>Justification</b>
44.10-11C	Revise language to specifically prohibit roosters	After discussion presented at the General Q&A Session
44.10-5	Revise language to clearly restrict apiaries to rear and side yards	Language was unclear
44.10-37	Add section for wireless communication facilities	
<b>Division 11-Nonconforming Buildings and Uses</b>		
	<b>Revision</b>	<b>Justification</b>
	None	
<b>Division 12-Off Street Parking and Loading</b>		
	<b>Revision</b>	<b>Justification</b>
44.12-8E	Revise parking requirements for specialty food stores (1:500) and grocery stores/supermarkets. (1:250)	After discussion presented at City Council 10.1.18
44.12-11E	<p>Revised to read "Surfacing. All open loading berths shall be constructed on a stabilized subgrade with a pavement design meeting one of the following requirements:</p> <ul style="list-style-type: none"> <li>• Hot Mix Asphalt (HMA) or Warm Mix Asphalt (WMA) pavement at least eight (8) inches thick constructed in not less than two (2) lifts with the final surface course being not greater than a two (2) inch lift. Bituminous Aggregate Mixture (BAM) may be included as part of the overall asphalt structural thickness.</li> <li>• Portland Cement Concrete (PCC) pavement at least six (6) inches thick with steel or fiber reinforcement.</li> <li>• Portland Cement Concrete (PCC) pavement at least eight (8) inches non-reinforced.</li> </ul> <p>Other pavement designs may be approved by the Director of Public Works based on a formal submittal of the pavement design calculations prepared by a licensed engineer."</p>	Language provided by City Engineer

44.12-6G2e	Add permeable pavers as a possible storm water management method as approved by the City Engineer.	After discussion presented at City Council 10.1.18
44.12-6A6	Revise to read "On any parcel, curb cuts for access to the right-of-way shall be approved by the City Engineer. In residential areas, only one driveway opening will be allowed if the lot width is less than 100 feet (100')."	Language is consistent with Chapter 38
44.126B1.	Revise to read "should be located across from streets or driveways to avoid conflicting traffic movements and facilitate the safe flow of traffic"	Language proposed by City Engineer
44.126E.	Revise to read "Parking lots shall provide accessible parking spaces and accessible access routes for persons with disabilities in compliance with the State Building Code and the Americans with Disabilities Act (ADA), as applicable. The provision of accessible parking shall count toward fulfillment of off-street parking requirements.	Language proposed by City Engineer
44.126G2	Revise to read "All ramped parking lots and un-ramped parking lots containing ten (10) or more parking spaces shall provide flood routes to direct excess water in a way that results in the least amount of harm to adjoining properties and shall dispose of surface water in one of the following methods when approved by the City Engineer:	Language proposed by City Engineer
44.12-7C4.	Revise to read "Stacking lanes and egress for drive-through facilities shall not cross or pass through pedestrian walkways, without providing appropriate crosswalk safety measures, pavement markings and signs as approved by the Community Development Director.	Language proposed by City Engineer
44.12-13C3	Should read "Each bicycle rack shall provide parking for at least two (2) bicycles."	Scrivener's error
<b>Division 13-Landscaping and Screening</b>		
	<b>Revision</b>	<b>Justification</b>
44.13-5C	Change the language in C. to read "2.5 inch caliper minimum" for shade /canopy trees.	Recommended by City Forester
44.13-5D	Change the language in D. to match the table in H and read "5 feet minimum height at planting"	Recommended by City Forester
44.13-5E	Change the language in C. to read "2 inch caliper minimum" for ornamental trees.	Recommended by City Forester
	Any plantings under power lines should be done with species recommend for such sites.	Recommended by City Forester
Table 44.13-5 R.	<b>Section R Unaccredited trees.</b> <ul style="list-style-type: none"> <li>• Ulmus American, American Elm should not be prohibited.</li> </ul>	As per City Forester, there are now Elms resistant to Dutch Elm

	<ul style="list-style-type: none"> <li>Malus Spp. Apple tree should still be prohibited, but Malus spp Fruitless Crabapple should be allowed as an ornamental</li> <li>Abies Spp should not be prohibited</li> <li>Acer Plantanoides, Norway Maple should not be prohibited</li> </ul> <p><b><i>See attached list of recommended Urban Trees</i></b></p>	Disease that we have been planting for 7 years or so. Abies Spp is not allowed on streets, but could work in parking lot or near a structure or screen
44.13-5 (L)(6)	Rock and lava mulch may be used. Minimum diameter of any rock or lava mulch is 1” No pea gravel or pebble mulch is allowed	Recommended by City Forester
44.13-5 (P)	“At least 50% of new plantings shall be species native to Illinois. All plantings should be hardy to USDA Climate zone 5”	Recommended by City Forester
<b>Division 15-Planned Unit Developments</b>		
	<b><i>Revision</i></b>	<b><i>Justification</i></b>
	None	
<b>Division 17-Administrative Procedures &amp; Enforcement</b>		
	<b><i>Revision</i></b>	<b><i>Justification</i></b>
17-2A2a	Remove "and a secretary"	This position is a staff position.
17-2A2d	Remove secretarial duties.	This position is a staff position.
17-2A3f	Delete "immediately"	
17-2C2o	Remove "and the purposes of Section 44.6-15A"	
17-2B3c	Add "of" after "City Council"	
17-2B3f	Remove "division 14" until approved and reference appeals of decisions made by the Sign Code Administrator... and revise to say "except when said appeal is related to construction specifications of signs, in which case said appeal shall be heard by the Construction Board of Appeals pursuant to Chapter 10 of this Code; and	
17-2D3d	Add "and Chapter 24 of the Bloomington City Code, 1960" after Zoning Ordinance	
17-2D3f	Add "zoning" before the word "code"	
17-2B3d	Add "zoning" before the word "code"	
17-3B	Add "proof of ownership or sufficient proprietary interest"	
17-3C	Add "or sufficient proprietary interest" at the end of the sentence	
17-3D1	"All applications shall be accompanied by the associated filing fee as set forth in Chapter 1, Section 30 "Schedule of Fees" and shall be filed with the Community Development Department.	

17-3D1	"All applications shall be accompanied by the associated filing fee as set forth in Chapter 1, Section 30 of this Code, "Schedule of Fees", and shall be filed with the Community Development Department.	Ord 2018-89
17-3D2	"Each application shall also be accompanied by a payment to cover the cost of publishing any public notices." Remove "said amount shall be established from time to time..."	Previously referenced
17-4F	Remove this section completely.	
17-5A	Add "required" after the word "the" and before the word "hearing" so it reads ...:shall fix a reasonable time for the required hearing. Also remove "such" from the second sentence.	
17-5A2	Change 300 ft to 500 ft and change it to say "property owner as shown on the records of the Local Tax Assessor's Office."	
17-5A1	Should read "notice of the hearing" remove the word request.	
17-5A4e	Remove	
17-5C1	Remove the space in the citation	
17-5C4	Change Oaths "of" Affirmations to Oaths "or" Affirmations	
17-5C6a	Review procedures, add staff report	
17-6 E2	Revise d). To include the Existing Zoning of Nearby Property too. Remove existing zoning of nearby property from e, so e). Starts with "relative gain.."	LaSalle Factors
17-6E2	Add j) the extent to which property values are diminished by the particular zoning restriction;	LaSalle Factors
17-6E2	Add k) the extent to which the destruction of property values promotes the health, safety, morals, or general welfare of the public	LaSalle Factors
17-6E2	Add l) whether a comprehensive zoning plan for land use and development exists, and whether the ordinance is in harmony with it; and	LaSalle Factors
17-6E2	Add m) whether the city needs the proposed use	LaSalle Factors
17-16C2	Revise the title to say "Content of Violation Notices: Violation notices authorized by this Chapter shall:	
17-16C2d	Rewrite the second sentence to read "If a Notice to Abate, the notice shall indicate that the City may obtain a court order to abate the violation if not brought into compliance, may charge the owner for the cost of abatement, and may place a lean against the property for said costs until paid."	
17-16C2e	State that failure to comply with the Notice may result in further enforcement action which may include prosecution in administrative or circuit	



	court to obtain fines and court costs and/or injunctive relief.	
17-16C2f	Delete	
17-16D	Amend first paragraph to read "The City may use any lawful remedy or enforcement powers against the owner or reasonable person for any violation of this Zoning Ordinance. Remedies may be pursued simultaneously or sequentially and the pursuit of one remedy does not foreclose the simultaneous or subsequent pursuit of other remedies. The remedies are cumulative, and the City shall have all power granted from time to time under all applicable federal, state and local laws, rules, and regulations. Such remedies include, without limitation, one or more of the following:"	
17-16D	Move Court Order to number 1 position, renumber accordingly.	
17-16D	Reword "Court Order" section to read as follows: Fines, Court Order. The City may bring and prosecute an action in administrative or circuit court to: (subparagraph) a). Obtain fines of from \$100.00 to \$750.00 dollars per violation per day, plus court costs; and/or b). enjoin the owner or responsible persons from continuing such violation, use, erection, construction, moving or alteration, which may include demolition, removal or abatement of the violation; and/or c). comply with the requirements of this Code.	
44.17-9	Site Plan Review. Please update the site plan review purpose to say "It is the intent of the Site Plan Review procedure to facilitate the creative and coherent development of the community through the review of specific and detailed plans for parcels of land to stimulate creative approaches to commercial development of land, to provide more efficient use of land, to develop new approaches to the living environment through variety in type, design, and layout of buildings, transportation systems, and public facilities, to unify building and structures through design, to promote long term planning pursuant to the Bloomington Comprehensive Plan as adopted in 2015 and amended from time to time, and to find creative solutions to storm water and sustainability related issues."	We want the site plan review for commercial properties to function like a PUD, since the PUD section has been revised to focus specifically on Residential Districts
44.17-9	Remove " j) Size and location of proposed parking areas with arrangement of bays and aisles and curb	We want the site plan review for commercial

	cuts, and with indication of the total number of spaces;" and replace with "j) A scaled site plan of the proposed development showing lot area, the required yards and setbacks, contour lines, common space, and the location, floor area ratio, lot area coverage and heights of buildings and structures, size, and location of proposed parking areas with arrangement of bays and aisles and curb cuts, and with indication of the total number of spaces;" And add "k) Schematic drawings illustrating the design and character of the building elevations, types of construction, and floor plans of all proposed buildings and structures. The drawings shall also include a schedule showing the number, type, and floor area of all uses or combinations of uses, and the floor area of the entire development." to the proposed requirements	properties to function like a PUD, since the PUD section has been revised to focus specifically on Residential Districts
44.17-2(C1)	States that people are appointed to the Preservation commission by the mayor and approved by city council. No such description is included for the ZBA and the Planning Commission.	
17-5B2	Remove	Already covered under the required notice sections
17-5C1	"Notice for all administrative..." Remove and renumber accordingly	Redundant
17-5C2	Remove "the" before person, make person to "persons" and change "are all parties" to "may all be parties", remove "procedure".	unclear
17-5C3	Delete "Any person may submit written comment which shall be made part of the public record, or" and Revise to say "Any person may appear and testify at an administrative public hearing..."	With an administrative hearing, testimony should be included on the record and parties are subject to cross examination.
17-5C	Remove "Procedures" from title	Redundant
17-5C6	Remove subsections a, b, b1, b2, b3, b4 and revise numbering accordingly, and Subsection 6 Hearing Procedures should begin with a). The chairperson shall provide a short description of the petition, the relief requested, and procedures governing the public hearing,	A, B, B1, B2, B3, B4 are redundant with Open meetings act, bylaws, and general meeting procedures
17-5C6c	Delete and replace with "City staff shall summarize basic facts and relief requested in the application, and may provide a recommendation to the board or commission"	

17-5C6f	Remove f and replace with "The chairperson shall open the floor for cross-examination by those interested parties who request the right to cross-examination. Questions must be relevant, as determined by the chairperson, to the application before the board or commission. "	There should be an opportunity for cross-examination
17-5C6g renumber 'g'	17-5C6g renumber 'g' "the chairperson shall close the public hearing..." to 'h', and revise the following steps appropriately. Insert the following item as the new 'g.' "The chairperson shall allow the applicant reasonable time to respond, to the public testimony, evidence and comments presented."	Applicant should have a chance to respond to comments
17-5C6g (renumbered to h)	Should read "The chairperson shall close the public hearing and allow time for members of the board or commission to discuss the application. The board or commission shall make findings, applying the standards and factors set forth in this Code."	Board should establish findings
17-5C6i	"Chairperson" should not be capitalized.	Consistency throughout the document
17-5C7a	Replace "tape" with "recording"	Tape is antiquated
17-5C7c	Replace "Office of City Clerk" with "Office of Community Development Department"	
17-8 and 17-12	Remove the process for appealing to City Council when denied by less than 5 votes	
17-8	Remove the standards for a specific "sign variance" and reference variance standards	Redundant and confusing

City staff provide the following recommended amendments to the draft zoning text amendment (documents dated November 27, 2018):

Reference	Change	Justification
2-1B	Add R-1H to the list of residential districts (B). Add GAP 1, GAP 2, GAP 3, GAP 4 to the list of residential districts.	The GAP districts are part of the map and should be included. The GAP regulations could be included as an addendum or a separate section like (Division 18).
2-1C	Add GAP 5 to the list of Commercial Districts	
2-1D	Add GAP 6 to Warehouse Districts.	
5-2 Table	The Footnotes need to be revised to reflect what is in the current code. <b>Division 5:</b> The footnotes in the permitted use table are incorrect ( think they auto corrected when you adjusted the footnotes previously) <ul style="list-style-type: none"> <li>• Sexually Oriented Businesses should have a 5 foot note,</li> <li>• Bed and Breakfasts should have a 6 footnote,</li> <li>• Restaurants/Specialty food/retails/dry cleaning/recording studios should have a 7 footnote (most retail/service uses in C-1 are limited to 25% of floor area).</li> <li>• Wireless Communication facilities should have a footnote 8 or no foot note.</li> </ul>	
6-2 A	Remove “public interest districts” and put “manufacturing districts”	Scrivener’s Error
9-5	Principal buildings on a lot. Add R-1C and R-1H to “A”.	These districts should also only allow on building on a lot as well.
9-5 Table	Revise 2 <sup>nd</sup> row to read “Advertising signs, devices, and nameplates in accordance with the Sign Code of the Bloomington City Code”.	
9-8D4a	Add R-1H district to the list	
10-11	Revise the graphic to show two front yards since it is a corner lot.	Front yard setback on the side street should be bigger and

		match the front yard setback on the primary street
13-7 Illustration	Typo, "fence" has two f's	
15-3 Table	Add "R-1H" district with a max floor area of 34.8, min Open Space at 73% and Min Common Rec Space at 4.9%"	R-1H is missing but should have same standards as R-1C
16-2. Amusement Center	Delete everything after the first sentence.	
16-2. A	Add "ADDITION: An extension or increase in floor area or height of a building or structure."	
16-2. Antenna	Revise to state "ANTENNA: A device designed and used to transmit and/or receive radio or electromagnetic waves. Examples include radio and television transmitters, panel antennas, directional antennas, and microwave dishes."	
16-2. A	Add a definition for "Applicant" APPLICANT. The owner of property or the authorized representative of the owner applying for development approval.	
16-2. Automobile Salvage Yard.	Remove the definition of "Automobile Salvage Yard (Motor vehicle salvage yard)" and reference "JUNK YARD (Salvage Yard)"	
16-3. B	Add a definition for "BALCONY. An elevated platform that is connected to an exterior building wall and surrounded by a low wall or railing."	
16-3. B	Delete the definition for Bloomington Central Business District.	No longer exists
16-3. Building Residential	Amend the definition to say: S. BUILDING, RESIDENTIAL. A residential building is a building which that is arranged, designed, used as intended to be used for residential occupancy by one or more persons and which includes, but is not limited, to the following types: 1. Single-family attached and detached dwellings. 2. Two-family dwellings. 3. Multiple-family dwellings 4. Agency Supervised Homes 5. Agency-Operated Family Homes 6. Agency-Operated Group Homes 7. Barracks, Convents, Monasteries 8. Group Homes for Parolees. 9. Dormitories	

	10. Homes for the Aged	
16-3. B	Add a definition for "BUILDING SETBACK (REQUIRED YARD): The area established by this Code, into which a building shall not extend, except as otherwise provided for by this Code."	
16-4. Charitable clinic	Delete definition of Charitable Clinic, not used in code	Not used in the ordinance
16-4. C	Add the definition "Collocate" Collocate or collocation – to install, mount, maintain, modify, operate, or replace wireless facilities on or adjacent to a wireless support structure or utility pole.	Consistent with Division 14
16-4. Commercial mobile telecommunications	Remove and replace with "Communications service – cable service, as defined in 47 U.S.C. 522(6), as amended; information service, as defined in 47 U.S.C. 153(24), as amended; telecommunications service, as defined in 47 U.S.C. 153(53), as amended; mobile service, as defined in 47 U.S.C. 153(53), as amended; or wireless service other than mobile service."	Consistent with Division 14
16-4. C	Add a definition for "Concealment": CONCEALMENT. A technique or combination of techniques that blend an object into the surrounding environment and to minimize the visual impact as much as reasonably possible. Examples of concealment techniques include eliminating all horizontal projections; architecturally screening roof-mounted antennas and accessory equipment; integrating wireless communications facilities into architectural elements; nestling wireless communications facilities into the surrounding landscape so that the topography or vegetation reduces their view; using the location that would result in the least amount of visibility to the public, minimizing the size and appearance of the wireless communications facilities; and designing telecommunications towers to appear other than as towers, such as light poles, power poles, flag poles, and trees.	
16-5. D	Add a definition for "Deck" DECK: A roofless outdoor structure built as an aboveground platform supported by posts, at least one foot above average grade; a deck may or may not be attached to the main building, and may or may not have railings or steps; a deck is generally of significant size and is used primarily for recreation uses, and secondarily as an entrance and exit to the building.	
16-5. Design Guideline	Remove "historic" from before "district"	Does not need to be specific to historic districts.

16-5. D	Add a definition for Distributed Antenna System “DISTRIBUTED ANTENNA SYSTEM. A system consisting of: (1) a number of remote communications nodes deployed throughout the desired coverage area, each including at least one antenna for transmission and reception; (2) a high capacity signal transport medium (typically fiber optic cable) connecting each node to a central communications hub site; and (3) radio transceivers located at the hub site (rather than at each individual node as is the case for small cells) to process or control the communications signals transmitted and received through the antennas.”	
16-6. E	Add a definition for “Elevations Drawing” ELEVATION DRAWING. A vertical view drawing of the front, side or rear of a structure that describes the design, floor-to- floor dimensions, building height, window and door dimensions, and signs.	
16-7. F	Add a definition for “food and kindred industries” FOOD AND KINDRED INDUSTRIES. Secondary manufacturing and packaging for processing of raw agricultural products into foods.	
16-7. F	Add a definition for Frontage, Building FRONTAGE, BUILDING. The length of any side of a building which fronts on a public street, a public or private parking area, or a pedestrian walk where customer access to the building is available.	
16-10. I	Add a definition for Impervious Surface. IMPERVIOUS SURFACE. Any hard-surfaced, man-made area that does not readily absorb or retain water including but not limited to building roofs, parking and driveway areas, graveled areas, sidewalks, and paved recreational areas; synonymous with non-pervious surface.	
16-11 J.	Add a definition of “Junk”. JUNK: Any manufactured good, appliance, fixture, furniture, machinery, motor vehicle, or trailer that is abandoned, demolished, discarded, dismantled, or so worn, deteriorated or in such a condition as to be generally unusable in its existing state, including, without limitation, motor vehicles, scrap metal, scrap material, waste, bottles, tin cans, paper, rubble, boxes, crates, rags, used lumber, building materials, machinery parts, and used tires.	
16-11 J.	Revise the definition of Junk Yard.	

	<p>JUNK YARD (SALVAGE YARD): Any lot, land, parcel, building or structure, or part thereof, used for the storage, collection, processing, purchase, sale, salvage or disposal of junk.</p>	
<p>16-13 L.</p>	<p>Add Definitions for "Lighting"  LIGHTING.  A. AVERAGE ILLUMINATION LEVELS. The overall average of all points on the surface of the illuminated area including the brightest and the dimmest points.  B. CUT-OFF ANGLE. The angle between the vertical axis of a luminaire and the first line of sight (of a luminaire) at which the light source is no longer visible.  C. CUT-OFF FIXTURES. Cut-off fixtures control glare by directing light well below the horizon, out of the viewer's line of sight.  D. DIRECT LIGHT. Light emitted directly by a lamp, off a reflector, or through a refractor of a luminaire.  E. FIXTURE. The assembly that holds a lamp and may include an assembly housing, a mounting bracket or pole socket, a lamp holder, a ballast, a reflector or mirror, and a refractor or lens.  F. FLOODLIGHT. A light fixture designed to light a scene or object to a level greater than its surroundings; the beam of floodlights may range from narrow field angles of ten (10) degrees to wide angles (more than one hundred (100) degrees).  G. FLUSH MOUNTED OR RECESSED LUMINAIRE. A luminaire that is mounted above a ceiling (or behind a wall or other surface) with the opening of the luminaire level with the surface.  H. FOOT-CANDLE. A measure of light falling on a given surface. one (1) foot-candle is equal to the amount of light generated by one (1) candle shining on a square foot surface one (1) foot away; foot- candle may be measured both horizontally and vertically by a light meter.  I. GLARE. The condition that results from insufficiently shielded light sources or areas of excessive light within the field of view.  J. LAMP. The component of a luminaire that produces the actual light including luminous tube lighting.  K. LIGHT POLLUTION. Artificial light which causes a detrimental effect on the environment, enjoyment of the night sky or causes undesirable glare or unnecessary illumination of adjacent properties or uses.  L. LIGHT SHIELD. Any attachment which interrupts and blocks the path of light emitted from a luminaire or fixture.</p>	



	<p>M. LUMINAIRE. The complete lighting system, including the lamp and the fixture.</p> <p>N. LUMINAIRE, FULL CUT-OFF. A luminaire that allows no direct light emissions above a horizontal plane through the luminaire's lowest light-emitting part.</p> <p>O. LUMEN. A measure of light energy generated by a light source; manufacturers list lumen ratings for all their lamps; average lumen levels are slightly lower than initial lumen ratings.</p> <p>P. MAXIMUM TO MINIMUM ILLUMINATION RATIO. The ratio of the maximum illumination level to the minimum level.</p> <p>Q. MOUNTING HEIGHT. The vertical distance between the surface to be illuminated and the bottom of the light source.</p> <p>R. LIGHTING, PEDESTRIAN-SCALE. Devices intended to provide outdoor lighting that are lower in height than typical street lighting and located proximate to pedestrian areas such as sidewalks, open space areas or plazas.</p> <p>S. UNIFORMITY RATIO. The ratio of average illumination to minimum illumination.</p>	
16-13 L.	<p>Add definition of "Lot, Zoning":</p> <p>A parcel of land that is designated by its owner at the time of applying for a building permit as one lot, all of which is to be used, developed, or built upon as a unit under single ownership. Such lot may consist of: a. single recorded lot; b. a portion of a recorded lot; or c. a combination of complete recorded lots, complete recorded lots and portions of recorded lots, or portions of recorded lots.</p>	<p>Pittsburgh, PA definition of "lot, zoning". <b>A Planners Dictionary.</b> Edited by Michael Davidson and Fay Dolnick. April 2004. pp 260-261</p>
16-16 O	<p>Revise the definition of Owner</p> <p>OWNER: the owner or owners of the freehold of the premises or lesser estate therein, a mortgagee or vendee in possession, assignee of rents, receiver, executor, trustee, lessee or other person, firm, limited liability company, or corporation, or a combination of any of them, or the duly authorized agents of any of the above, or other legal entity having sufficient proprietary interest as determined by the Director of Community Development.</p>	
16-17.P	<p>Add definition of "Plaza"</p> <p>PLAZA. A publicly- or privately-owned square or similar open area intended as a gathering space that is typically paved and includes pedestrian elements such as benches, seating, fountains, landscaping and public art.</p>	
16-17.P	<p>Add definition of "Porch"</p>	

	PORCH, OPEN. An unenclosed horizontal surface consisting of a deck, slab or other similar construction attached to a main building and designed for outdoor seating or as a means of entry to the building; a porch is considered open if covered by a roof and open on the sides that do not abut the building; porches with railings, knee walls and screens shall be considered open porches.	
16-17. Personal wireless facilities	Delete	<u>Not used in ordinance</u>
16-17. Personal communication services	Delete	<u>Not used in ordinance</u>
16-19 R	Add definition of Retaining Wall.  RETAINING WALL. A wall or similar device used at a grade change to hold the soil on the up-hill side of the wall from slumping, sliding, or falling, and includes but is not limited to, segmental walls, masonry walls, poured-in-place concrete walls, boulder walls, stacked railroad ties, and pre-split rock walls.	
16-19 R	Add a definition of Right-of-way RIGHT-OF-WAY. The area on, below, or above a public roadway, highway, street, public sidewalk, alley, parkway, or utility easement dedicated for compatible use.	
16-20 S.	Add a definition for Screen or Screening. SCREEN OR SCREENING. A method of visually shielding or obscuring an abutting or nearby structure or use from another by fencing, walls, berms, gates, parapets, penthouse enclosures, features of a building, or plantings of sufficient height, length, and opacity to form a visual barrier.	
16-20 S.	STACKING. An area dedicated to the temporary storage or "queuing" of vehicles obtaining a service or other activities.	
16-27 Z.	"Zoning District" appears to be part of the Zoning Board of Appeals Definition. Add an space.	
17-2C2o	Remove "and the purposes of Section 44.6-15A"	The reference may still be incorrect.
17-3D2.	Change "Treasurer of the City" to "City of Bloomington"	
17-5C3	Change "Oaths of Affirmations" to "Oaths or Affirmations"	

17-5C.5i.	Remove "A concurring vote of four (4) members of the Board of Zoning Appeals shall be required to approve or recommend approval of an application."	Moved to 17-8
17-6E2(m)	Remove "and" before "whether"	unnecessary
17-7H	Revise to say "No special use application shall be recommended by the Board of Zoning Appeals or approved by the City Council unless all of the following factors are found: "	Recommendation from the ZBA to provide clarity 10.17.18
17-8 A	After 2, add "3. The Board of Zoning Appeals may grant variances from the provisions or requirements of the Sign Code only where the Standards for Variations (Section 17-8.F) are met." Renumber accordingly.	
17-8F	Revise to read: "A variation from the terms of this Code shall not be granted by the Board of Zoning Appeals unless and until findings of fact are submitted demonstrating all the following factors are met:	Recommendation from the ZBA to provide clarity 10.17.18
17-8	After F. Add "G. Approval. An affirmative vote of four (4) members is required to approve the variance". Renumber accordingly	Recommendation from the ZBA to provide clarity 10.17.18
17-12D	Add a subparagraph 1. That reads: In appeals to the Board from decisions of the administrator denying a sign permit or declaring a sign to be illegal, the Board's scope of review shall be limited to determining whether or not the Administrator's decision is in accordance with the requirements of the Sign Code and applicable law and accordingly affirm or reverse the appealed decision. The Board may direct the Administrator to issue the permit or statement permitting the sign in accordance with its decision or may remand the matter for further consideration and investigation consistent with the Board's ruling.	Recommendation from the ZBA to provide clarity 10.17.18
17-2	Spell out the names of the Boards and Commission in the Title: Initial appearance in a document or title should not be abbreviated	
17-2A.2	Delete the comma following chairperson and insert the word "and" before "a vice-chairperson".	
17-2A.3.e)	Replace "all meetings shall be open to the public" with "All meetings shall be conducted in accordance with the Open meetings Act, 5 Illinois Compiled Statutes 120/1, et. Seq."	
17-2A.3.f)	Delete. If conducted pursuant to the Open Meetings Act, this is redundant.	
17-2B3	Move a) and b) to the end of the list. In f) replace "This Zoning Ordinance" with "the Sign Code": the sign code is not yet in this ordinance.	

17	Under the Powers and Duties of the Planning Commission, SubPar. (d), add a comma after 1960 and the words “as amended”;	
17-3B	Add subpar. C.2. To the end of B. and delete the “1” from subpar. C.1. We should define or illustrate “sufficient proprietary interest”, by referencing something like a contract to purchase.	
17-2C.3	Do we want to delete this section entirely? If not: Delete the word “Shall”	
17-8I	delete the phrase “of anybody”;	
17-14	Remove the 17-14 Zoning Compliance Certificates provisions.	This is not a working practice for our departments.
17-16:1B	After parag. 4, add: “5. Seek fines, court costs, and attorney fees in administrative or circuit Court.”	
17-16C.2.(d)	change the word “lean” to “lien”	
17-16C.2.((f):	change “as” to “if”	
17-16C.	Method of Service.: Change the commas to semi-colons;	
17-16C.5	before the phrase “an order of the court”, insert “an administrative search warrant or”;	
17-16D. Penalties	Change “reasonable person” to “responsible person”	
17-16D.1	Fines, Court Order.: delete the word “subparagraph”, format the subparagraphs in keeping with the rest of the ordinance, and, in subpar. (a), add after “court costs” the phrase “attorney fees”; in subpar. (b), delete the “s’ from the word “persons”.	

Revisions made after 12/12/18

4-1 G	Revise the purpose and intent of the R-3B district to read: “The R-3B Residence District is intended to allow for increased neighborhood density through the development of small-lot single-family housing, townhomes, duplexes, and multifamily complexes, while being supportive of the overall historic character of the neighborhoods to which it is applied and the preservation of historic structures. The district allows for a maximum density of seventy (70) dwelling units per acre and may be applied to areas best suited for such intense residential usage, principally on the fringes of the Bloomington Central Business District. It may also be applied to other areas in the City where comparable physical arrangements of land uses are present”	Concerns about the purpose and intent raised at the public hearing on 12/12/18. District should be sensitive to historic properties.
17-5A	Change the referenced section from 17-5 to 17-4	Incorrect reference.
17-5B Courtesy Notices	Revise to say “In addition to any required legal notice as provided herein, courtesy notice may be given at the direction of the Director of Community Development by posting the property affected with a sign indicating that a zoning action affecting the property is pending and that additional information may be obtained from the Community Development Department. Distribution of courtesy notices shall not constitute a precedent for future notice on the subject application or any future application.	Removing subparagraph and combining into one paragraph
17-5C3	Add an “s” to the end of “Affirmation”	Grammatical
17-5C5a	Add the word “the” after “and” and before “procedures”	Grammatical
17-5C5b	Remove “and whether courtesy notices were mailed to the owners of property most affected by the application”	
17-5C5j	Remove “Board of Zoning Appeals action” and revise to say “decision of the board or commission”	
17-5C6b	Remove “Costs of taking such a transcript shall be equally shared between the requesting party and the City”	
17-5C6c	Change “rule” to “ruling”	Grammatical
17-5C7	Add “business” after 5	
17-15D2	Remove “This enforcement provision shall apply regardless of whether the current owner or applicant is responsible for the violation in question.	Concerns raised by the Realtor’s Association at public hearing on 12/12/18
17-15D4	Add “4. Temporarily suspend permit. A permit or other form of authorization under this Code may be temporarily suspended until the violation is corrected.	Suggestion raised by Realtor’s Association at public hearing on 12/12/18

**DRAFT**  
**ORDINANCE NO. 2019 - \_\_\_\_**

**AN ORDINANCE ADOPTING A COMPREHENSIVE TEXT AMENDMENT TO THE  
BLOOMINGTON ZONING ORDINANCE, CHAPTER 44 OF THE BLOOMINGTON  
CITY CODE, AND FURTHER ADOPTING MAP AMENDMENTS TO THE  
OFFICIAL ZONING MAP FOR PROPERTIES IN THE CITY OF BLOOMINGTON**

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

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

WHEREAS, through the adoption of Resolution 2015-31, the City Council adopted the City of Bloomington Comprehensive Plan 2035; and

WHEREAS, the Bloomington Comprehensive Plan 2035 recommends that the City amend its zoning regulations and districts to align with the goals of the Comprehensive Plan; and

WHEREAS, the zoning ordinance is a primary tool for effectuating the goals of the Comprehensive Plan; and

WHEREAS, on October 1, 2018 the City Council of the City of Bloomington passed Resolution 2018-54 directing staff to initiate public hearings for the comprehensive text amendment to Chapter 44 and map amendments for multiple properties in the City of Bloomington; and

WHEREAS, on October 24, 2018, after publishing proper legal notice, the Bloomington Planning Commission opened public hearings on the draft comprehensive text amendments and map amendments; and,

WHEREAS, said public hearings continued to the December 12, 2018 the Bloomington Planning Commission meetings, where the Planning Commission recommended that the City Council adopt a comprehensive text amendment to Chapter 44 of the Bloomington City Code, as set forth in Exhibit "A" attached to this ordinance, and further adopt map amendments to the Official Zoning Map of the City of Bloomington, as set forth in Exhibit "B" attached to this ordinance; and,

WHEREAS, the City Council has the authority to authorize and adopt this ordinance.

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

**SECTION 1.** The above recitals are incorporated herein by this reference as is specifically stated in full.

**SECTION 2.** That Chapter 44 of the Bloomington City Ordinance, as set forth in Exhibit A, be adopted.

**SECTION 3.** That the map amendments to the Official Zoning Map for the City of Bloomington, as set forth in Exhibit B, be adopted.

**SECTION 4.** In the event that nay section, clause, provision, or part of this Ordinance shall be found and determined to be invalid by a court of competent jurisdiction, all valid parts that are severable from the invalid parts shall remain in full force and effect.

**SECTION 5.** The City Clerk is hereby authorized to publish this ordinance in pamphlet form as provided by law.

**SECTION 6.** This ordinance shall be effective ten (10) days after the date of its publication as required by law.

**SECTION 7.** This ordinance is passed and approved pursuant to the home rule authority granted Article VII, Section 6 of the 1970 Illinois Constitution.

PASSED this \_\_\_\_ day of January 2019.

APPROVED this \_\_\_\_ day of January 2019

**APPROVED:**

**ATTEST:**

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Tari Renner, Mayor

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\_\_\_\_\_ City Clerk

## EXHIBIT "A"

See draft of Chapter 44 (dated 02/13/19)

The draft is available online for public review at

<http://www.cityblm.org/government/departments /planning-zoning/proposed-zoning-amendments>



EXHIBIT "B"

**PROPERTIES PROPOSED TO BE REZONED FROM  
C-2 NEIGHBORHOOD SHOPPING DISTRICT TO B-2, LOCAL COMMERCIAL DISTRICT**

<b>ADDRESS</b>	<b>CITY, STATE</b>	<b>ZIP CODE</b>	<b>PIN</b>
808 S MORRIS AVE	BLOOMINGTON, IL	61701	21-08-228-004
902 S MORRIS AVE	BLOOMINGTON, IL	61701	21-08-228-019
829 W ELM	BLOOMINGTON, IL	61701	21-08-228-013
806 S MORRIS AVE	BLOOMINGTON, IL	61701	21-08-228-003
830 W ELM	BLOOMINGTON, IL	61701	21-08-228-073
831 W JACKSON	BLOOMINGTON, IL	61701	21-05-478-022
1530 W LOCUST	BLOOMINGTON, IL	61701	21-05-177-001
703 WHITE OAK RD	BLOOMINGTON, IL	61701	21-05-128-014
404 W MILL	BLOOMINGTON, IL	61701	21-04-367-009
606 S LEE	BLOOMINGTON, IL	61701	21-04-367-008
608-618-620 S LEE	BLOOMINGTON, IL	61701	21-04-367-002
401 E EMPIRE	BLOOMINGTON, IL	61701	21-04-203-017
2601 GE RD	BLOOMINGTON, IL	61704	14-36-226-003
1420 AIRPORT RD	BLOOMINGTON, IL	61704	14-36-226-004
3007 GILL	BLOOMINGTON, IL	61704	14-36-227-015
3605 GE RD	BLOOMINGTON, IL	61704	15-31-203-039
3609 GE RD	BLOOMINGTON, IL	61704	15-31-203-035
3607 GE RD	BLOOMINGTON, IL	61704	15-31-203-040
WINDHAM HILL RD	BLOOMINGTON, IL	61704	15-31-203-004
EMPIRE BUSINESS PARK RETENTION APPROXIMATELY 9 ACRES NORTH CORNELIUS DR SOUTH OF KIRKWOOD RD	BLOOMINGTON, IL	61704	15-31-333-002 A PROTION OF 15-31-300-018
APPROXIMATELY 9.05 ACRES SOUTH OF IRELAND GROVE RD, WEST OF HERSHEY RD.	BLOOMINGTON, IL	61704	A PROTION OF 21-14-200-013

**PROPERTIES PROPOSED TO BE REZONED FROM  
W-1 WAREHOUSE DISTRICT TO M-1, RESTRICTED MANUFACTURING DISTRICT**

2016 W OAKLAND AVE	BLOOMINGTON, IL	61701	21-07-252-002
ALEXANDER	BLOOMINGTON, IL	61701	21-07-452-007
23-29 GEORGIANNA LN	BLOOMINGTON, IL	61701	21-07-452-002
1-30 GEORGIANNA	BLOOMINGTON, IL	61701	21-07-452-006

**PROPERTIES PROPOSED TO BE REZONED FROM  
C-3 COMMUNITY/REGIONAL SHOPPING DISTRICT TO B-1, GENERAL COMMERCIAL DISTRICT**

1304 E EMPIRE	BLOOMINGTON, IL	61701	14-34-453-005
1208 TOWANDA AVE	BLOOMINGTON, IL	61701	14-34-451-010
1212 TOWANDA AVE	BLOOMINGTON, IL	61701	14-34-451-046
1200 TOWANDA AVE	BLOOMINGTON, IL	61701	14-34-480-001

1220 TOWANDA AVE	BLOOMINGTON, IL	61701	14-34-451-009
1209 1/2 TOWANDA AVE	BLOOMINGTON, IL	61701	14-34-480-004
1218 TOWANDA AVE	BLOOMINGTON, IL	61701	14-34-451-043
1302 E EMPIRE	BLOOMINGTON, IL	61701	14-34-453-002
1206 TOWANDA AVE	BLOOMINGTON, IL	61701	14-34-452-006
1216 TOWANDA AVE	BLOOMINGTON, IL	61701	14-34-451-013
1238 E EMPIRE	BLOOMINGTON, IL	61701	14-34-452-004
1240 E EMPIRE	BLOOMINGTON, IL	61701	14-34-452-005
1234 E EMPIRE	BLOOMINGTON, IL	61701	14-34-452-002
1236 E EMPIRE	BLOOMINGTON, IL	61701	14-34-452-003
201 ROBINHOOD LN	BLOOMINGTON, IL	61701	14-34-480-028
1242 E EMPIRE	BLOOMINGTON, IL	61701	14-34-452-007
1209 TOWANDA AVE	BLOOMINGTON, IL	61701	14-34-480-005
1211 TOWANDA AVE	BLOOMINGTON, IL	61701	14-34-480-029
1205 TOWANDA AVE	BLOOMINGTON, IL	61701	14-34-480-006
1308 E EMPIRE	BLOOMINGTON, IL	61701	14-34-480-025
3 TOWANDA SERVICE RD	BLOOMINGTON, IL	61701	14-34-480-022
1306 E EMPIRE	BLOOMINGTON, IL	61701	14-34-480-026
1625 E EMPIRE	BLOOMINGTON, IL	61701	21-02-126-010
1615 E EMPIRE	BLOOMINGTON, IL	61701	21-02-126-012
1701 E EMPIRE	BLOOMINGTON, IL	61701	21-02-201-002
1502 E EMPIRE	BLOOMINGTON, IL	61701	14-35-355-017
1610 E EMPIRE	BLOOMINGTON, IL	61701	14-35-378-012
508 IAA DR	BLOOMINGTON, IL	61701	14-35-378-006
510-512 IAA DR	BLOOMINGTON, IL	61701	14-35-378-005
1608 E EMPIRE	BLOOMINGTON, IL	61701	14-35-378-010
504 IAA DR	BLOOMINGTON, IL	61701	14-35-378-008
1500 E EMPIRE	BLOOMINGTON, IL	61701	14-35-355-019
502 IAA	BLOOMINGTON, IL	61701	14-35-378-009
1504 E EMPIRE	BLOOMINGTON, IL	61701	14-35-355-018
604 IAA DR	BLOOMINGTON, IL	61701	14-35-377-022
1606 E EMPIRE	BLOOMINGTON, IL	61701	14-35-378-013
506 IAA DR	BLOOMINGTON, IL	61701	14-35-378-007

**PROPERTIES PROPOSED TO BE REZONED FROM**

**B-3 CENTRAL BUSINESS DISTRICT TO D-1, CENTRAL BUSINESS DISTRICT**

102-104 W WASHINGTON	BLOOMINGTON, IL	61701	21-04-338-006
108 W WASHINGTON	BLOOMINGTON, IL	61701	21-04-338-004
116 W WASHINGTON	BLOOMINGTON, IL	61701	21-04-338-002
118 W WASHINGTON	BLOOMINGTON, IL	61701	21-04-338-020
120 N CENTER	BLOOMINGTON, IL	61701	21-04-337-002
105 N MAIN	BLOOMINGTON, IL	61701	21-04-339-007
113 W FRONT	BLOOMINGTON, IL	61701	21-04-338-009
115 W FRONT	BLOOMINGTON, IL	61701	21-04-338-008
114 N CENTER	BLOOMINGTON, IL	61701	21-04-337-005
201-213 W JEFFERSON	BLOOMINGTON, IL	61701	21-04-327-003
216 N CENTER	BLOOMINGTON, IL	61701	21-04-332-006
106 W WASHINGTON	BLOOMINGTON, IL	61701	21-04-338-005

110-114 W WASHINGTON	BLOOMINGTON, IL	61701	21-04-338-003
110 E JEFFERSON	BLOOMINGTON, IL	61701	21-04-329-002
200 W FRONT	BLOOMINGTON, IL	61701	21-04-342-027
210 W WASHINGTON	BLOOMINGTON, IL	61701	21-04-337-001
120 N CENTER, ADJ	BLOOMINGTON, IL	61701	21-04-337-003
105 W FRONT	BLOOMINGTON, IL	61701	21-04-338-013
101-103 N MAIN	BLOOMINGTON, IL	61701	21-04-339-034
107 W FRONT	BLOOMINGTON, IL	61701	21-04-338-012
101 W FRONT	BLOOMINGTON, IL	61701	21-04-338-022
115 N CENTER	BLOOMINGTON, IL	61701	21-04-338-021
214 W JEFFERSON	BLOOMINGTON, IL	61701	21-04-332-002
109 W FRONT	BLOOMINGTON, IL	61701	21-04-338-011
111 W FRONT	BLOOMINGTON, IL	61701	21-04-338-010
103 N CENTER	BLOOMINGTON, IL	61701	21-04-338-007
110 N CENTER	BLOOMINGTON, IL	61701	21-04-337-007
106 E FRONT	BLOOMINGTON, IL	61701	21-04-339-014
112 E WASHINGTON	BLOOMINGTON, IL	61701	21-04-334-007
102 N MAIN	BLOOMINGTON, IL	61701	21-04-338-019
106 E WASHINGTON	BLOOMINGTON, IL	61701	21-04-334-011
218-220 N CENTER	BLOOMINGTON, IL	61701	21-04-332-005
112 N CENTER	BLOOMINGTON, IL	61701	21-04-337-006
116 N CENTER	BLOOMINGTON, IL	61701	21-04-337-004
202 N CENTER	BLOOMINGTON, IL	61701	21-04-332-014
115 E WASHINGTON	BLOOMINGTON, IL	61701	21-04-339-037
121 N MAIN	BLOOMINGTON, IL	61701	21-04-339-038
208-210 N CENTER	BLOOMINGTON, IL	61701	21-04-332-008
219-221 W WASHINGTON	BLOOMINGTON, IL	61701	21-04-332-003
104 W FRONT	BLOOMINGTON, IL	61701	21-04-343-028
421 N MAIN	BLOOMINGTON, IL	61701	21-04-189-001
311 N MAIN	BLOOMINGTON, IL	61701	21-04-194-005
313 N MAIN	BLOOMINGTON, IL	61701	21-04-194-004
417 N MAIN	BLOOMINGTON, IL	61701	21-04-189-003
419 N MAIN	BLOOMINGTON, IL	61701	21-04-189-002
403 N MAIN	BLOOMINGTON, IL	61701	21-04-189-010
106 W MONROE	BLOOMINGTON, IL	61701	21-04-193-003
108 W MONROE	BLOOMINGTON, IL	61701	21-04-193-001
415 N MAIN	BLOOMINGTON, IL	61701	21-04-189-004
312-314 N MAIN	BLOOMINGTON, IL	61701	21-04-193-009
409 N MAIN	BLOOMINGTON, IL	61701	21-04-189-007
319 N MAIN	BLOOMINGTON, IL	61701	21-04-194-001
214 W MONROE	BLOOMINGTON, IL	61701	21-04-192-008
315 N CENTER	BLOOMINGTON, IL	61701	21-04-193-004
413 N MAIN	BLOOMINGTON, IL	61701	21-04-189-005
411 N MAIN	BLOOMINGTON, IL	61701	21-04-189-006
309 N MAIN	BLOOMINGTON, IL	61701	21-04-329-001
407 N MAIN	BLOOMINGTON, IL	61701	21-04-189-008
405 N MAIN	BLOOMINGTON, IL	61701	21-04-189-009
401 N MAIN	BLOOMINGTON, IL	61701	21-04-189-011

316 N MAIN	BLOOMINGTON, IL	61701	21-04-193-008
315 N MAIN	BLOOMINGTON, IL	61701	21-04-194-003
320 N MAIN	BLOOMINGTON, IL	61701	21-04-193-006
317 N MAIN	BLOOMINGTON, IL	61701	21-04-194-002
317 N CENTER	BLOOMINGTON, IL	61701	21-04-193-002
426 N MAIN	BLOOMINGTON, IL	61701	21-04-188-009
428 N MAIN	BLOOMINGTON, IL	61701	21-04-188-008
406 N MAIN	BLOOMINGTON, IL	61701	21-04-188-022
402 N MAIN	BLOOMINGTON, IL	61701	21-04-188-019
422 N MAIN	BLOOMINGTON, IL	61701	21-04-188-021
420 N MAIN	BLOOMINGTON, IL	61701	21-04-188-011
414 N MAIN	BLOOMINGTON, IL	61701	21-04-188-014
109-111 W MONROE	BLOOMINGTON, IL	61701	21-04-188-005
412 N MAIN	BLOOMINGTON, IL	61701	21-04-188-015
418 N MAIN	BLOOMINGTON, IL	61701	21-04-188-012
424 N MAIN	BLOOMINGTON, IL	61701	21-04-188-020
107 W MONROE	BLOOMINGTON, IL	61701	21-04-188-006
108 W MARKET	BLOOMINGTON, IL	61701	21-04-188-023
415 N CENTER	BLOOMINGTON, IL	61701	21-04-188-003
416 N MAIN	BLOOMINGTON, IL	61701	21-04-188-013
411 N CENTER	BLOOMINGTON, IL	61701	21-04-188-028
413 N CENTER	BLOOMINGTON, IL	61701	21-04-188-027

**PROPERTIES PROPOSED TO BE REZONED FROM**

**B-3 CENTRAL BUSINESS DISTRICT TO D-2, DOWNTOWN TRANSITION DISTRICT**

205 N MASON	BLOOMINGTON, IL	61701	21-04-305-002
210 E JEFFERSON	BLOOMINGTON, IL	61701	21-04-401-009
112 E JEFFERSON	BLOOMINGTON, IL	61701	21-04-329-003
507 W GROVE	BLOOMINGTON, IL	61701	21-04-314-023
510 W GROVE	BLOOMINGTON, IL	61701	21-04-318-010
612 W JEFFERSON	BLOOMINGTON, IL	61701	21-04-305-001
206 N GRIDLEY	BLOOMINGTON, IL	61701	21-04-406-005
212 N ROOSEVELT	BLOOMINGTON, IL	61701	21-04-307-002
105 N MAIN	BLOOMINGTON, IL	61701	21-04-339-007
302 E WASHINGTON	BLOOMINGTON, IL	61701	21-04-406-006
227-229 E FRONT	BLOOMINGTON, IL	61701	21-04-413-006
219 E FRONT	BLOOMINGTON, IL	61701	21-04-413-004
234-236 E FRONT	BLOOMINGTON, IL	61701	21-04-409-012
403 E FRONT	BLOOMINGTON, IL	61701	21-04-415-003
301 E JEFFERSON	BLOOMINGTON, IL	61701	21-04-406-001
202 E WASHINGTON	BLOOMINGTON, IL	61701	21-04-335-009
203 S LEE	BLOOMINGTON, IL	61701	21-04-318-015
409 W WASHINGTON	BLOOMINGTON, IL	61701	21-04-307-003
611 W WASHINGTON	BLOOMINGTON, IL	61701	21-04-305-013
303 E FRONT	BLOOMINGTON, IL	61701	21-04-414-002
301 E FRONT	BLOOMINGTON, IL	61701	21-04-414-001
308 E WASHINGTON	BLOOMINGTON, IL	61701	21-04-406-007
205 S LEE	BLOOMINGTON, IL	61701	21-04-318-028

509 W OLIVE	BLOOMINGTON, IL	61701	21-04-318-022
211 N PRAIRIE	BLOOMINGTON, IL	61701	21-04-406-002
301 W WASHINGTON	BLOOMINGTON, IL	61701	21-04-331-009
406 W JEFFERSON	BLOOMINGTON, IL	61701	21-04-307-001
511 W WASHINGTON	BLOOMINGTON, IL	61701	21-04-306-006
301 E GROVE	BLOOMINGTON, IL	61701	21-04-417-004
401 E FRONT	BLOOMINGTON, IL	61701	21-04-415-001
305-315 E FRONT	BLOOMINGTON, IL	61701	21-04-414-003
504 1/2 W GROVE	BLOOMINGTON, IL	61701	21-04-318-013
305 E JEFFERSON	BLOOMINGTON, IL	61701	21-04-406-004
508 W GROVE	BLOOMINGTON, IL	61701	21-04-318-011
302 E JEFFERSON	BLOOMINGTON, IL	61701	21-04-402-001
508 W WASHINGTON	BLOOMINGTON, IL	61701	21-04-310-012
510 W WASHINGTON	BLOOMINGTON, IL	61701	21-04-310-001
110 N MADISON	BLOOMINGTON, IL	61701	21-04-336-002
316 W WASHINGTON	BLOOMINGTON, IL	61701	21-04-336-001
217 E FRONT	BLOOMINGTON, IL	61701	21-04-413-003
102 S EAST	BLOOMINGTON, IL	61701	21-04-345-005
401 E JEFFERSON	BLOOMINGTON, IL	61701	21-04-407-007
405 W FRONT	BLOOMINGTON, IL	61701	21-04-311-003
407 W FRONT	BLOOMINGTON, IL	61701	21-04-311-002
402 W WASHINGTON	BLOOMINGTON, IL	61701	21-04-311-001
504 W WASHINGTON	BLOOMINGTON, IL	61701	21-04-310-013
306 E GROVE	BLOOMINGTON, IL	61701	21-04-414-005
300-302 E GROVE	BLOOMINGTON, IL	61701	21-04-414-004
103 S PRAIRIE	BLOOMINGTON, IL	61701	21-04-413-018
307 E GROVE	BLOOMINGTON, IL	61701	21-04-417-005
504 W FRONT	BLOOMINGTON, IL	61701	21-04-314-012
506 W FRONT	BLOOMINGTON, IL	61701	21-04-314-028
401 E WASHINGTON	BLOOMINGTON, IL	61701	21-04-411-012
230 E FRONT	BLOOMINGTON, IL	61701	21-04-409-010
207 E WASHINGTON	BLOOMINGTON, IL	61701	21-04-409-019
201 E WASHINGTON	BLOOMINGTON, IL	61701	21-04-340-006
513 W GROVE	BLOOMINGTON, IL	61701	21-04-314-020
505 W GROVE	BLOOMINGTON, IL	61701	21-04-314-024
201 S LEE	BLOOMINGTON, IL	61701	21-04-318-014
506 W GROVE	BLOOMINGTON, IL	61701	21-04-318-012
507 W OLIVE	BLOOMINGTON, IL	61701	21-04-318-023
118 S EAST	BLOOMINGTON, IL	61701	21-04-345-004
510 W FRONT	BLOOMINGTON, IL	61701	21-04-314-009
512 W FRONT	BLOOMINGTON, IL	61701	21-04-314-008
209 E GROVE	BLOOMINGTON, IL	61701	21-04-417-006
305 W JEFFERSON	BLOOMINGTON, IL	61701	21-04-326-001
303 E JEFFERSON	BLOOMINGTON, IL	61701	21-04-406-003
405 W WASHINGTON	BLOOMINGTON, IL	61701	21-04-307-005
111 S LEE	BLOOMINGTON, IL	61701	21-04-314-027
232 E FRONT	BLOOMINGTON, IL	61701	21-04-409-011
207 E WASHINGTON, REAR	BLOOMINGTON, IL	61701	21-04-409-016

104 S GRIDLEY	BLOOMINGTON, IL	61701	21-04-415-002
220 E FRONT	BLOOMINGTON, IL	61701	21-04-409-014
106 E FRONT	BLOOMINGTON, IL	61701	21-04-339-014
201 E GROVE	BLOOMINGTON, IL	61701	21-04-350-002
215 E JEFFERSON	BLOOMINGTON, IL	61701	21-04-405-015
112 E WASHINGTON	BLOOMINGTON, IL	61701	21-04-334-007
502 W FRONT	BLOOMINGTON, IL	61701	21-04-314-013
509 W GROVE	BLOOMINGTON, IL	61701	21-04-314-022
511 W GROVE	BLOOMINGTON, IL	61701	21-04-314-021
105 S LEE	BLOOMINGTON, IL	61701	21-04-314-025
235 E FRONT	BLOOMINGTON, IL	61701	21-04-413-017
109 S LEE	BLOOMINGTON, IL	61701	21-04-314-026
106 E WASHINGTON	BLOOMINGTON, IL	61701	21-04-334-011
217 E WASHINGTON	BLOOMINGTON, IL	61701	21-04-409-005
213 E WASHINGTON	BLOOMINGTON, IL	61701	21-04-409-004
302 N MADISON	BLOOMINGTON, IL	61701	21-04-326-003
407 W WASHINGTON	BLOOMINGTON, IL	61701	21-04-307-004
401 W FRONT	BLOOMINGTON, IL	61701	21-04-311-004
215 E FRONT	BLOOMINGTON, IL	61701	21-04-413-020
303 E WASHINGTON	BLOOMINGTON, IL	61701	21-04-410-006
115 E WASHINGTON	BLOOMINGTON, IL	61701	21-04-339-037
121 N MAIN	BLOOMINGTON, IL	61701	21-04-339-038
601 W WASHINGTON	BLOOMINGTON, IL	61701	21-04-305-014
207 S LEE	BLOOMINGTON, IL	61701	21-04-318-026
301 W FRONT	BLOOMINGTON, IL	61701	21-04-336-005
204 E WASHINGTON	BLOOMINGTON, IL	61701	21-04-335-010
213 E FRONT	BLOOMINGTON, IL	61701	21-04-413-022
410 N PRAIRIE	BLOOMINGTON, IL	61701	21-04-261-003
512 N MADISON	BLOOMINGTON, IL	61701	21-04-180-006
407 N ROOSEVELT AVE	BLOOMINGTON, IL	61701	21-04-186-002
418 N MADISON	BLOOMINGTON, IL	61701	21-04-186-006
308 N GRIDLEY	BLOOMINGTON, IL	61701	21-04-266-004
403 E MONROE	BLOOMINGTON, IL	61701	21-04-267-003
624 N MAIN	BLOOMINGTON, IL	61701	21-04-178-006
107 W MARKET	BLOOMINGTON, IL	61701	21-04-182-005
601 N MAIN	BLOOMINGTON, IL	61701	21-04-179-011
525 N CENTER	BLOOMINGTON, IL	61701	21-04-182-001
503 N EAST	BLOOMINGTON, IL	61701	21-04-185-004
420 N MADISON	BLOOMINGTON, IL	61701	21-04-186-005
203 DOUGLAS	BLOOMINGTON, IL	61701	21-04-257-001
602-604 N MAIN	BLOOMINGTON, IL	61701	21-04-178-016
205 E MULBERRY	BLOOMINGTON, IL	61701	21-04-184-008
505-507 N CENTER	BLOOMINGTON, IL	61701	21-04-182-003
303 E MONROE	BLOOMINGTON, IL	61701	21-04-266-003
315 N PRAIRIE	BLOOMINGTON, IL	61701	21-04-266-001
530 N CENTER	BLOOMINGTON, IL	61701	21-04-181-015
416 N MADISON	BLOOMINGTON, IL	61701	21-04-186-007
305 N GRIDLEY	BLOOMINGTON, IL	61701	21-04-267-002

301 W MONROE	BLOOMINGTON, IL	61701	21-04-186-013
109-111 W MARKET	BLOOMINGTON, IL	61701	21-04-182-004
105 W MARKET	BLOOMINGTON, IL	61701	21-04-182-006
203 W MARKET	BLOOMINGTON, IL	61701	21-04-181-014
504 N MAIN	BLOOMINGTON, IL	61701	21-04-182-015
100 E LOCUST	BLOOMINGTON, IL	61701	21-04-179-016
MULBERRY & CENTER	BLOOMINGTON, IL	61701	21-04-181-017
608 N MAIN	BLOOMINGTON, IL	61701	21-04-178-012
310 N MADISON	BLOOMINGTON, IL	61701	21-04-191-001
512 N EAST	BLOOMINGTON, IL	61701	21-04-183-020
530 N EAST	BLOOMINGTON, IL	61701	21-04-183-023
618 N MAIN	BLOOMINGTON, IL	61701	21-04-178-008
610 N MAIN	BLOOMINGTON, IL	61701	21-04-178-011
603 N CENTER	BLOOMINGTON, IL	61701	21-04-178-003
626 N MAIN	BLOOMINGTON, IL	61701	21-04-178-005
116 E MARKET	BLOOMINGTON, IL	61701	21-04-183-022
524 N MAIN	BLOOMINGTON, IL	61701	21-04-182-019
215 DOUGLAS	BLOOMINGTON, IL	61701	21-04-257-012
226 E MARKET	BLOOMINGTON, IL	61701	21-04-257-010
104 W MULBERRY	BLOOMINGTON, IL	61701	21-04-182-018
401 E MONROE	BLOOMINGTON, IL	61701	21-04-267-001
304 W MARKET	BLOOMINGTON, IL	61701	21-04-186-004
509 N EAST	BLOOMINGTON, IL	61701	21-04-185-005
622 N MAIN	BLOOMINGTON, IL	61701	21-04-178-007
306-308 E JEFFERSON	BLOOMINGTON, IL	61701	21-04-402-002
614 N MAIN	BLOOMINGTON, IL	61701	21-04-178-010
506 N CENTER	BLOOMINGTON, IL	61701	21-04-181-016
606 N MAIN	BLOOMINGTON, IL	61701	21-04-178-013
109 W MULBERRY	BLOOMINGTON, IL	61701	21-04-178-004
306 N MADISON	BLOOMINGTON, IL	61701	21-04-326-002
502 N MAIN	BLOOMINGTON, IL	61701	21-04-182-016
115 E MONROE	BLOOMINGTON, IL	61701	21-04-194-006
228 E MARKET	BLOOMINGTON, IL	61701	21-04-257-011
515 N CENTER	BLOOMINGTON, IL	61701	21-04-182-002
600 N EAST	BLOOMINGTON, IL	61701	21-04-179-007
615 N MAIN	BLOOMINGTON, IL	61701	21-04-179-015
309 N PRAIRIE	BLOOMINGTON, IL	61701	21-04-266-002
412 N MADISON	BLOOMINGTON, IL	61701	21-04-186-008
405 N ROOSEVELT AVE	BLOOMINGTON, IL	61701	21-04-186-003
616 N MAIN	BLOOMINGTON, IL	61701	21-04-178-009
406-408 N MADISON	BLOOMINGTON, IL	61701	21-04-186-009
108 E MARKET	BLOOMINGTON, IL	61701	21-04-183-021
508 N MAIN	BLOOMINGTON, IL	61701	21-04-182-014
514 N MAIN	BLOOMINGTON, IL	61701	21-04-182-017
516 N MAIN	BLOOMINGTON, IL	61701	21-04-182-011
504 N MADISON	BLOOMINGTON, IL	61701	21-04-180-007
605 N CENTER	BLOOMINGTON, IL	61701	21-04-178-017
527 N EAST	BLOOMINGTON, IL	61701	21-04-184-009

307 W MONROE	BLOOMINGTON, IL	61701	21-04-186-010
531-533 N MAIN	BLOOMINGTON, IL	61701	21-04-183-001
527 N MAIN	BLOOMINGTON, IL	61701	21-04-183-003
513 N MAIN	BLOOMINGTON, IL	61701	21-04-183-009
505 N MAIN	BLOOMINGTON, IL	61701	21-04-183-011
525 N MAIN	BLOOMINGTON, IL	61701	21-04-183-004
523 N MAIN	BLOOMINGTON, IL	61701	21-04-183-005
521 N MAIN	BLOOMINGTON, IL	61701	21-04-183-006
519 N MAIN	BLOOMINGTON, IL	61701	21-04-183-007
501-503 N MAIN	BLOOMINGTON, IL	61701	21-04-183-024
301 W MARKET	BLOOMINGTON, IL	61701	21-04-180-009
303 W MONROE	BLOOMINGTON, IL	61701	21-04-186-012
529 N MAIN	BLOOMINGTON, IL	61701	21-04-183-002
517 N MAIN	BLOOMINGTON, IL	61701	21-04-183-008
505-511 N MAIN	BLOOMINGTON, IL	61701	21-04-183-010
313 N EAST	BLOOMINGTON, IL	61701	21-04-261-011
109 E MARKET	BLOOMINGTON, IL	61701	21-04-189-014
401 W JEFFERSON	BLOOMINGTON, IL	61701	21-04-303-002
103 S MCLEAN	BLOOMINGTON, IL	61701	21-04-415-008
408 E WASHINGTON	BLOOMINGTON, IL	61701	21-04-407-003
101 S MCLEAN	BLOOMINGTON, IL	61701	21-04-415-007
410 E WASHINGTON	BLOOMINGTON, IL	61701	21-04-407-006
502 E WASHINGTON	BLOOMINGTON, IL	61701	21-04-408-001
404 E WASHINGTON	BLOOMINGTON, IL	61701	21-04-407-008
413 E WASHINGTON	BLOOMINGTON, IL	61701	21-04-411-003
416 E FRONT	BLOOMINGTON, IL	61701	21-04-411-011
412 E FRONT	BLOOMINGTON, IL	61701	21-04-411-010
410 E FRONT	BLOOMINGTON, IL	61701	21-04-411-009
409 E WASHINGTON	BLOOMINGTON, IL	61701	21-04-411-002
409 E FRONT	BLOOMINGTON, IL	61701	21-04-415-015
405 E FRONT	BLOOMINGTON, IL	61701	21-04-415-004
402 E JEFFERSON	BLOOMINGTON, IL	61701	21-04-403-007

**PROPERTIES PROPOSED TO BE REZONED FROM**

**B-3 CENTRAL BUSINESS DISTRICT TO D-3, DOWNTOWN WAREHOUSE AND ARTS DISTRICT**

101 S MADISON	BLOOMINGTON, IL	61701	21-04-315-010
202 S ROOSEVELT AVE	BLOOMINGTON, IL	61701	21-04-341-009

**PROPERTIES PROPOSED TO BE REZONED FROM**

**B-2 GENERAL BUSINESS DISTRICT TO D-3, DOWNTOWN WAREHOUSE AND ARTS DISTRICT**

S ROOSEVELT	BLOOMINGTON, IL	61701	21-04-383-006
102 W MILL	BLOOMINGTON, IL	61701	21-04-388-001
312 S MADISON	BLOOMINGTON, IL	61701	21-04-379-002
315 S MAIN	BLOOMINGTON, IL	61701	21-04-378-002
415 S MADISON	BLOOMINGTON, IL	61701	21-04-383-004
307 W MILL	BLOOMINGTON, IL	61701	21-04-383-002
316 S MADISON	BLOOMINGTON, IL	61701	21-04-379-005
509 S MAIN	BLOOMINGTON, IL	61701	21-04-388-006



407 S ROOSEVELT	BLOOMINGTON, IL	61701	21-04-364-004
314 S MADISON	BLOOMINGTON, IL	61701	21-04-379-004
317 S CENTER	BLOOMINGTON, IL	61701	21-04-379-006
401 W MILL	BLOOMINGTON, IL	61701	21-04-364-005
506 S CENTER	BLOOMINGTON, IL	61701	21-04-388-002
315 S CENTER	BLOOMINGTON, IL	61701	21-04-379-003
303 S MAIN	BLOOMINGTON, IL	61701	21-04-378-001
312 S MADISON	BLOOMINGTON, IL	61701	21-04-379-001
507 S MAIN	BLOOMINGTON, IL	61701	21-04-388-004
317 S MAIN	BLOOMINGTON, IL	61701	21-04-378-003
407 S MADISON	BLOOMINGTON, IL	61701	21-04-383-003
522 S LEE	BLOOMINGTON, IL	61701	21-04-364-002
305 S CENTER	BLOOMINGTON, IL	61701	21-04-377-004
302-310 S MADISON	BLOOMINGTON, IL	61701	21-04-377-008
301 S CENTER	BLOOMINGTON, IL	61701	21-04-377-006
402 S CENTER	BLOOMINGTON, IL	61701	21-04-381-008
316 S CENTER	BLOOMINGTON, IL	61701	21-04-381-002
312 S CENTER	BLOOMINGTON, IL	61701	21-04-381-001
321 S MAIN	BLOOMINGTON, IL	61701	21-04-381-003
429 S MAIN	BLOOMINGTON, IL	61701	21-04-381-007

**PROPERTIES PROPOSED TO BE REZONED FROM**

**M-1 RESTRICTED MANUFACTURING DISTRICT TO D-3, DOWNTOWN WAREHOUSE AND ARTS DISTRICT**

303 S MADISON	BLOOMINGTON, IL	61701	21-04-376-009
301 S MADISON	BLOOMINGTON, IL	61701	21-04-376-008
306 W OLIVE	BLOOMINGTON, IL	61701	21-04-376-006
308 W OLIVE	BLOOMINGTON, IL	61701	21-04-376-001
304 S ROOSEVELT	BLOOMINGTON, IL	61701	21-04-376-002
304 W OLIVE	BLOOMINGTON, IL	61701	21-04-376-007
312 S LEE	BLOOMINGTON, IL	61701	21-04-356-004
309 S ROOSEVELT AVE	BLOOMINGTON, IL	61701	21-04-356-005
315 S MADISON	BLOOMINGTON, IL	61701	21-04-376-011
409 S CENTER	BLOOMINGTON, IL	61701	21-04-384-001
S LEE	BLOOMINGTON, IL	61701	21-04-356-003
310 S ROOSEVELT	BLOOMINGTON, IL	61701	21-04-376-014
402 S ROOSEVELT AVE	BLOOMINGTON, IL	61701	21-04-383-005
410 S MADISON	BLOOMINGTON, IL	61701	21-04-384-002
109 W MILL	BLOOMINGTON, IL	61701	21-04-385-001
302 S LEE	BLOOMINGTON, IL	61701	21-04-356-001
402-404 W OLIVE	BLOOMINGTON, IL	61701	21-04-356-002
CONSTITUTION TRAIL	BLOOMINGTON, IL	61701	21-04-353-016