

**AGENDA**  
**BLOOMINGTON PLANNING COMMISSION**  
**REGULAR MEETING**  
**WEDNESDAY, SEPTEMBER 27, 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 August 23, 2017 regular meeting of the Bloomington Planning Commission.

**5. REGULAR AGENDA:**

**Z-24-17** Public hearing, review, and action on a petition submitted by Freedom Services, Inc. requesting the rezoning of 1315 W. Market St from R-1C, Single Family Residential District to B-2, General Business Service District.

**Expected City Council Date: October 23, 2017**

**Z-25-17** Public hearing, review, and action on petitions submitted by Freedom Services, Inc. requesting the rezoning of 505 N. Hinshaw Ave from R-1C, Single Family Residential District to B-2, General Business Service District.

**Expected City Council Date: October 23, 2017**

**Z-26-17** Public hearing, review, and action on petition submitted by Macs Convenience Store, requesting the rezoning of 1611 N Hershey Rd from C-2, Neighborhood Shopping District to B-2 General Business Service District.

**Expected City Council Date: October 23, 2017**

**Z-27-17 Text Amendment** Public hearing, review, and action on petition submitted by the City of Bloomington requesting a text amendment to City of Bloomington Zoning Code, to rename the Planning and Code Enforcement Department as the Community Development Department and to change the location for filing certain applications with the Community Development Department instead of the City Clerk.

**Expected City Council Date: October 23, 2017**

**BRKPLN-1-17 Brick Streets Master Plan** Public hearing, review, and action on a recommendation to City Council for the approval of a resolution approving the Brick Streets Master Plan for the City of Bloomington.

## **6. OLD BUSINESS**

City of Bloomington Zoning Ordinance Update:  
Section 44.5 Business District Regulations

## **7. NEW BUSINESS**

Approve 2018 Meeting dates

Election of Vice Chairman

## **8. ADJOURNMENT**

For further information contact:

Izzy Rivera, Assistant City Planner

Department of Community Development

Government Center

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Phone: (309) 434-2226 ; Fax: (309) 434-2857; E-mail: [irivera@cityblm.org](mailto:irivera@cityblm.org)

**DRAFT  
MINUTES  
BLOOMINGTON PLANNING COMMISSION  
REGULAR MEETING  
WEDNESDAY, AUGUST 23, 2017 4:00 P.M.  
COUNCIL CHAMBERS, CITY HALL  
109 EAST OLIVE STREET, BLOOMINGTON, ILLINOIS**

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

**MEMBERS ABSENT:** Mr. James Pearson, Mr. Kevin Suess, Ms. Megan Headean, Mr. Eric Penn

**OTHERS PRESENT:** Mr. Tom Dabareiner, Director of Community Development; Mr. George Boyle, City Attorney; Ms. Katie Simpson, City Planner; Ms. Izzy Rivera, Assistant City Planner; Suzanne Thorsen, Senior Planner with Houseal Lavign Associates

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

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

**PUBLIC COMMENT:** None

**MINUTES:** The Commission reviewed the August 9, 2017 minutes. Mr. Scritchlow motioned to approve the minutes. Mr. Stanczak seconded the motion, and the Commission approved the minutes by voice vote, 6-0.

**REGULAR AGENDA:**

**Z-24-17 Public hearing, review, and action on a petition submitted by Freedom Services, Inc. requesting the rezoning of 1315 W. Market St from R-1C, Single Family Residential District to B-2, General Business Service District.**

**Z-25-17 Public hearing, review, and action on petitions submitted by Freedom Services, Inc. requesting the rezoning of 505 N. Hinshaw Ave from R-1C, Single Family Residential District to B-2, General Business Service District.**

Chairman Boyd stated that the petitioner requested case Z-24-17, for the rezoning of 1315 W. Market Street, and case Z-25-17, for the rezoning of 505 N. Hinshaw Ave, be laid over until the next meeting on September 27, 2017.

**OLD BUSINESS:**

**City of Bloomington Zoning Ordinance Update: Section 44.6 Manufacturing District; Section 44.8 Overlay Districts; Section 44.9 General Standards**

Suzanne Thorsen, Houseal Lavigne Associates, presented the draft chapters proposed for the updated zoning ordinance. She discussed how the changes in the Manufacturing District aligned with the Comprehensive Plan. For example, the addition of bee keeping, aquaculture, hydroponics and urban gardening to the Manufacturing District allows the city to expand access to local grown foods. She discussed the revision to allow multifamily with a special use permit.

Mr. Scritchlow asked if we should add a “1” to “Pet care: Grooming, day care, and training” requiring a special use permit near residential. Ms. Thorsen explained that typically these types of facilities have a smaller footprint. Mr. Balmer clarified when a special use permit would be needed for a pet care facility with the proposed change. There was brief discussion on Mr. Scritchlow’s proposal and the Commission agreed the use should require a special use permit when abutting residential uses.

Mr. Scritchlow asked about “Food and Kindred Industries” requiring a special use permit. Mr. Protzman explained previous discussion regarding the use category considered intense food production, such as a hog rendering plant or meat packing industry, and suggested they require an extra review. The Commission briefly discussed the pros and cons of the special use designation for the M-1 district and concluded the special use permit provided an extra benefit to the public health, safety and welfare. Ms. Thorsen explained the special use by a residential district also addresses the Comprehensive Plan goal of transitions between residential and manufacturing. She explained the setbacks, bulk requirements and transitional yards.

Ms. Thorsen explained Houseal Lavigne Associates is proposing an industrial transition area which will provide alternative, appropriate uses for the industrial areas that abut residential. Mr. Dabareiner explained the community has a number of older industrial sites that are no longer large enough for manufacturing and are underutilized as storage facilities. He explained the proposed change would give investors more options for these buildings, many of which are historic. He stated this idea is based on practices from Baltimore, MD. Mr. Balmer asked if we are looking to apply this in other districts too. Mr. Dabareiner explained we did not intend to. The Commission discussed methods for applying the transitional areas. There was discussion about compatibility of uses in the Manufacturing Districts.

Ms. Simpson explained the proposed industrial transitions could serve as a tool to encourage adaptive reuse of the historic warehouses. Mr. Dabareiner explained the Bloomington Historic Preservation Commission is beginning a survey of historic commercial and industrial sites located along railroad lines. Ms. Thorsen pointed out the Outdoor Screening Requirements and Mr. Dabariener stated this will be a significant change.

With no further discussion on the Manufacturing District, Ms. Thorsen discussed the proposed changes to the Zoning Overlay section of the ordinance. The majority of the revisions are to streamline and clarify the ordinance. She explained the regulations remain the same. Mr. Scritchlow asked how the current building codes impact the regulations for the Airport Overlay District. Ms. Simpson described the changes in uses allowed and the



impacts on residential uses. Mr. Dabareiner stated that CIRA is proactively working with the local construction industry to educate about the building code regulations and height restrictions near the airport. Ms. Thorsen noted that she would amend the draft to include group homes.

Ms. Thorsen stated the proposed overlay section reserves space for additional overlays. It maintains the historic overlay as S-4 overlay designation. Ms. Thorsen explained the updates are an attempt to clarify language and timeline. Mr. Balmer asked if the one-stop shop is taking a similar approach and if the city is working to streamline the process for development. Mr. Dabareiner clarified the city is working to streamline the review and application processes. Mr. Stanczak asked for explanation about the development notices and procedures for historic designation. Ms. Thorsen stated the section was restructured to make more sense but no significant content was changed. The opportunity for both parties to extend timelines through mutual agreement was added. Mr. Dabareiner asked about a demolition delay process. Ms. Thorsen stated that demolition procedures are added to the procedures section of the zoning ordinance. Mr. Protzman asked about the two-thirds requirement and if it contradicts the Commission bylaws. Mr. Dabareiner explained the code would overrule the bylaws. Ms. Thorsen explained illustrations for the code will be created when the language has been finalized.

Ms. Thorsen discussed the proposed changes for Division 9. She explained the ordinance intends to include diagrams to clarify intended interpretations. Ms. Thorsen clarified the differences in the proposed nonconformities sections, lots and yards, and permitted encroachments. Mr. Scritchlow asked the diagrams clearly illustrate the right-of-way, parkway and parcel lines. Ms. Thorsen explained the “Temporary Use” section. She described Farmers’ Markets as a temporary use and explained this relates to the Comprehensive Plan goal for improving food access. Ms. Thorsen explained the accessory structure regulations and accessory use regulations. Accessory uses would be subject to the additional requirements in the special use provisions section of the zoning ordinance.

Ms. Chlebek left the meeting at 5:05 PM. At that point, the Commission lacked a quorum; no formal actions were taken during the remainder of the meeting.

Ms. Thorsen described the fence regulations and discussed amendments to the existing sections. Mr. Scritchlow stated he supported requiring the best-looking side of the fence face outside. He asked for clarification of fences in easements. Ms. Thorsen suggested adding a clause to clarify responsibility for the fence or to strike the proposed language and add advisory language about utilities. She stated barbed wire fences would be permitted in manufacturing districts or airport districts so long as they are not visible from the right-of-way or from the residential districts. She explained maximum height requirements were removed in manufacturing districts to eliminate conflict with other provisions. Ms. Thorsen discussed performance standards for noise, light and dust. There was a brief conversation about evaluating noise levels. She also explained the proposed lighting standards, which were inspired by the Town of Normal’s ordinance.

## **NEW BUSINESS**

Chairman Boyd introduced the Izzy Rivera the Assistant City Planner. Ms. Rivera introduced herself and provided a brief background.

**ADJOURNMENT:** Mr. Balmer motioned to adjourn; Mr. Scritchlow seconded the motion. The meeting adjourned at 5:18 p.m. by voice vote, 5-0.

Respectfully,

Katie Simpson  
City Planner

**CITY OF BLOOMINGTON  
REPORT FOR THE PLANNING COMMISSION  
AUGUST 23, 2017**

<b>CASE NUMBER:</b>	<b>SUBJECT:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
Z-24-17 Z-25-17	1315 W. Market St. 505 N. Hinshaw Ave	Rezone	Katie Simpson, City Planner
<b>PETITIONER'S REQUEST:</b>	Rezone the above referenced properties from R-1C to B-2 General Business Service District		
<i>Staff finds that the petitions <b>do not meet the</b> Zoning Ordinance's map amendment guidelines for the B-2, General Business Service District (44.6-21).</i>			

**STAFF RECOMMENDATION: Denial**

Staff recommends the Planning Commission pass the following motion recommending:

A. That City Council **deny** the rezoning of 1315 W. Market St and 505 N. Hinshaw Ave from R-1C Single Family Residential District to B-2 General Business Service District.



Agenda Items:

- A. Z-24-17 1315 W. Market St. Rezone to B-2
- B. Z-25-17 505 N Hinshaw Ave. Rezone to B-2

**NOTICE**

The application has been filed in conformance with applicable procedural requirements and public notice was published in *The Pantagraph* on August 8, 2017.

**GENERAL INFORMATION**

Owner and Applicant: Freedom Services, Inc

**PROPERTY INFORMATION**



**1315 W Market St (pictured left)**  
 OTTO'S ADDITION E54' LOT 11  
 PIN: 21-05-23-017

Existing Zoning: R-1C, Single family residential  
 Existing Land Use: Single family home  
 Property size: 0.14 acres or 54' X 119' (6,426 sqft)

**505 N Hinshaw Ave (pictured on right)**  
 OTTO'S ADDITION LOTS 8 & 9 (EXCEPT S 44' LOT 9)  
 PIN: 21-05-253-035



Existing Zoning: R-1C, Single family residential  
 Existing Land Use: Single family home  
 Property size: 0.228 acres or 63' X 120' (7,560 sqft)

**Surrounding Zoning and Land Uses**

Zoning

North: R-1C, Single family residential  
 South: B-2, General business district  
 South: R-1C, Single family residential  
 East: R-1C, Single family residential  
 West: B-2, General business district  
 West: R-1C, Single family residential  
 Southwest: S-2, Public Lands and Institutions

Land Uses

North: Single family homes  
 South: Electrical services/supply  
 South: Single family homes  
 East: Single family homes  
 West: Retail, bakery, lending services  
 West: Single family homes  
 Southwest: Multifamily housing

**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

- A. Z-24-17 1315 W. Market St. Rezone to B-2
- B. Z-25-17 505 N Hinshaw Ave. Rezone to B-2

#### 4. Site visit

### **PROJECT DESCRIPTION**

*Background:* The subject properties are located on the northeast corner of Market St. and Hinshaw Ave and zoned R-1C single family residential. The block is bordered by Mulberry St on the north side and N. Western Ave on the east side. Both sites are improved with single family homes and accessory garages. The surrounding area is primarily residential although the three of the four corners of the intersection of Market St. and Hinshaw Ave are zoned for business. The southwest corner is zoned S-2, public lands and developed with multifamily residential. B-2, M-1 and M-2 districts exist two blocks east of Hinshaw Ave on Market Street between Howard St. and N. Western Ave near the railroad line. This area is one of Bloomington's older neighborhoods. The lot sizes are smaller than other areas of towns. Many of the lots are 50ft wide and many of the homes have side yard setbacks less than six feet. The neighborhood is dense with single family homes. Access for 1315 W. Market is on Market St. Access for 505 N. Hinshaw is on W. Mulberry St. Market St. and Hinshaw Ave. are state routes with a signalized intersection.

*Project Description:*

The intent of the B-2, General Business Service District, is to provide for certain types of commercial activities that have a functional relationship to the major street system and, in some instances, an economic relationship to the B-3 Central Business District, or to commercial and regional shopping areas. Such activities include wholesale suppliers, retail businesses and service establishments. The zoning ordinance contemplates this district at the corners of major intersections, on the fringes of residential districts. Considerations for B-2 map amendments highlight the importance of avoiding undue traffic congestion, promoting safe traffic flow, and protecting surrounding properties from adverse impacts. The B-2 district allows for uses ranging from a gas station, liquor store, restaurants, car sales lots and repair shops, billiard halls, wholesale establishments and taverns. While the city is considering amending the B-2 district to become a "Neighborhood/Local Shopping District" this change has not occurred and is hypothetical at the moment.

The petitioner, Freedom Services LLC, owns the corner property at 1319 W. Market St. 1319 W. Market St. is zoned B-2 and is used as a mobile phone retail store. The petitioner seeks to acquire the subject properties to allow for the expansion of a retail center/strip mall. If the subject properties are rezoned to B-2 and combined with 1319 W. Market St, the site would be approximately a half acre in size. Staff understands that the existing buildings would be demolished with a new retail/strip mall center constructed in its place. This venture appears to be speculative because staff has not received or reviewed a site plan and is unaware of the proposed tenants or uses for this area. Furthermore, it is unclear if the market in this neighborhood could support the projected tenants.

The existing ingress/egress for 1319 W. Market is located extremely close to the intersection. Depending on the number/types of uses proposed at this location it may be necessary to reconfigure ingress/egress and site traffic flow as well as redesign the intersection. Staff has

Agenda Items:

- A. Z-24-17 1315 W. Market St. Rezone to B-2
- B. Z-25-17 505 N Hinshaw Ave. Rezone to B-2

requested a traffic impact analysis for the subject properties and is awaiting the results from the petitioner.

Additionally, staff is concerned the about the impacts the permitted uses in the B-2 district could have on the water system and other utilities. A six inch water main exists on Mulberry St. and a four inch water main runs on Market St. A retail center/strip mall may require a fire suppression system and could increase demand on the water system. Staff requested a flow test for the fire protection systems and is awaiting the results from the petitioner. Also, depending on the projected use, it may be necessary to treat waste before discharging into the city sanitary sewer. The site is serviced by a twelve inch combination storm/sanitary sewer. The Engineering Department will need to review the project and the Bloomington Normal Water Reclamation District may require on-site treatment of waste.

The new construction will trigger the need to provide detention for this site and manage water run-off. Increased water runoff should not flow onto neighboring properties. The Department of Engineering will also need to review a site plan to ensure storm water is property managed.

The B-2 district allows for 50% lot coverage or a 1:2 Floor Area Ratio. A half-acre site could conceivably have a 10,890 square foot retail building. A building this size with a retail use would require a minimum 44 parking spaces. A change to B-2 would have an increase in the amount of foot traffic and motor traffic for the neighborhood. Other potential negative impacts, such as increased noise, decreased air quality or glare from lighting, are unknown at this time, but, given the intensity of uses permitted in the B-2 district, it is expected these impacts will occur. The subject properties also have a number of older trees that provide shade, assist to mitigate noise and environmental impacts, and add to the aesthetics of the neighborhood. If the proposed development occurs these trees will most likely be removed. They should be replaced and additional landscaping should be added to improve the site.

Combining the subject properties with 1319 W. Market St. would result in a site with frontage on three sides and consequentially, three required front yards. The transitional yard requirements in Section 44.4-5 of the zoning ordinance state the front yard setback should be equal to the setbacks of the residential districts, 25 ft. The subject property would also have a five foot side yard setback with a ten foot buffer on the east side of the property. If rezoned, a six foot fence would be required between the residential and business district.

*Link to Comprehensive Plan:*

Figure 11-3 identifies this area s low density residential. The subject property is located in the Regeneration Neighborhood Area. Future commercial in the Regeneration Area should be mixed-use and enhance the character of the neighborhood (N-1.2e). Development on Market Street should enhance key corridors (N-1.2g) and protect the character of the neighborhood (N-1.2f).

**FINDINGS OF FACT**

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

*zoning classification, the Planning Commission and City Council may apply the following guidelines to the proposal under consideration(44.6-21):*

1. *The relationship of the subject property to the City's transportation systems and the impact the permitted uses would have upon these systems. Traffic congestion and safety are of primary concern although B-2 zoning near areas of high pedestrian activity further complicates these problems; the surrounding area is residential. The zoning change to business will increase the level of traffic for this intersection. Staff requested a traffic impact analysis, but has not reviewed the results of the analysis nor reviewed a site plan with on-site traffic patterns. Additionally, staff lacks information about the intended uses, types of tenants and site design. Without this information staff cannot analyze impacts on the traffic system and surrounding areas. The standard is not met.*
2. *The potential impact the uses authorized in the district would have upon any existing or permitted uses in the surrounding area including the introduction of through truck and automobile traffic into a residential neighborhood; increased foot, vehicular and truck traffic is expected. Staff has not received nor reviewed the results from a traffic impact analysis for this development. The impacts are unknown. The standard is not met.*
3. *The extent to which the permitted use contributes to an undesirable pattern of strip commercial development including the resultant numerous curb cuts and piecemeal development on small, residential sized lots; a site plan is required to analyze on-site traffic flow and circulation, landscaping, ingress/egress. The impacts are unknown. The standard is not met.*
4. *The extent to which surrounding zoning and land usage provides a transition from the more intense business use to lower intensity uses and districts; the subject properties abut residential. A transitional buffer would be required if these sites are rezoned. Staff lacks information regarding the future uses of this site. The B-2 district allows for a variety of uses, some which could have a negative impact on the residential properties. The transitional buffer may not be adequate to protect neighboring properties if these more impactful uses are proposed. The impacts are unknown. The standard is not met.*
5. *The capacity of existing and proposed community facilities and utilities including water and sewer systems to serve the permitted uses which lawfully occur on the property so zoned; water may not be adequate for fire protection systems. Staff requested a flow test and has not received nor analyzed the results. Depending on the use, onsite treatment of waste water and discharge might be necessary. The impacts are unknown. The standard is not met.*
6. *The impact the permitted uses would have upon the environment including noise, air, and water pollution; storm water management would be required for this site. Staff understands this area may be developed as retail but does not know the projected tenants. The development will most likely result in increased traffic, noise and impervious area*

- A. Z-24-17 1315 W. Market St. Rezone to B-2
- B. Z-25-17 505 N Hinshaw Ave. Rezone to B-2

which can impact the environment and quality of life for residents. The impacts are unknown. The standard is not met.

7. *The impact any natural disasters, including flooding, would have upon the permitted uses;* the development of the subject sites for retail or other uses in the B-2 district will result in an increase in the amount of impervious surface. Water runoff will need to be controlled. The Engineering Department has not reviewed a site plan nor analyzed the capacity of the storm sewer system. The impacts are unknown. The standard is not met.
8. *The conformance of the proposal to the Official Comprehensive Plan and Official Map (Ordinance No. 2006-137).* The Comprehensive Plan identifies the area as residential. Additionally, according to the Comprehensive Plan it is preferred that future commercial developments are mixed-use developments incorporating retail and residential. Staff has not reviewed a site plan and does not know if the intended development will comply with the vision of the Comprehensive Plan. The impacts are unknown. The standard is not met.

**STAFF RECOMMENDATION:**

Staff recommends the Planning Commission pass the following motion recommending:

- That City Council deny the rezoning of 1315 W. Market St and 505 N. Hinshaw Ave from R-1C Single Family Residential District to B-2 General Business Service District.

Respectfully submitted,

Katie Simpson  
City Planner

Attachments:

- Draft Ordinance
- Petitions for Zoning Map Amendment
- List of Permitted Uses in the B-2 District
- Aerial Map
- Zoning Map
- Newspaper Notice and Neighborhood Notice w/Map
- Notification Mailing List



**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE DENYING THE ZONING MAP AMMENDMENT FOR 1315 W MARKET STREET AND 505 N HINSHAW AVE FROM R-1C SINGLE FAMILY RESIDENTIAL DISTRICT TO B-2 GENERAL BUSINESS SERVICE DISTRICT**

WHEREAS, there was heretofore filed with the City Clerk of the City of Bloomington, McLean County, Illinois, a petition rezoning certain premises described in Exhibit(s) A, which is attached hereto and made part hereof by this reference; and

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

WHEREAS, following said public hearing, the Planning Commission recommended denial of rezoning; and

WHEREFORE, the City Council of said City is authorized to adopt this Ordinance and deny the petition to rezone said Premises;

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Bloomington, McLean County, Illinois that the petition to rezone the premises hereinafter described in Exhibit(s) A shall be and the same is hereby denied.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

CITY OF BLOOMINGTON:

ATTEST:

\_\_\_\_\_  
Tari Renner, Mayor

\_\_\_\_\_  
Cherry Lawson, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Jeff Jurgens, Corporation Counsel

Exhibit A  
Legal Description

1315 W Market St.  
OTTO'S ADDITION E54' LOT 11  
PIN: 21-05-23-017

505 N Hinshaw Ave  
OTTO'S ADDITION LOST 8 & 9 (EXCEPT S44' LOT 9)  
PIN: 21-05-253-035

## Section 44.6-30

### Permitted Uses in the B-2 District

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

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

Day Care Centers	P	Shoe Stores	P
Delicatessens	P	Sign Painting Services	P
Dental Services	P	Ski Mobile Sales, Service	P
Department Stores	P	Social Clubs, Lodges	P
Detective and Protective Services	P	Specialty Food Shops	P
Diagnostic Imaging Center	P	Specialty Schools	P
Diagnostic Laboratory Treatment Facility	P	Sporting Goods, Bicycle Sales	P
Diaper Services	P	Stenographic Services	P
Domestic Violence Shelter	P	Swimming Clubs	P
Donut Shops, Ice Cream Shops	P	Swimming Pools	P
Draperies, Curtains, Uphostery	P	Taxi Terminals	P
Dressmaking, Tailor Shops	P	Telecommunication Antenna Facilities	10
Drive-in Refreshment Stands	P	Telegraph Message Centers	P
Drug Stores	P	Telephone Exchange Stations	P
Dry Cleaning Services	P	Telephone Exchange Substations	P
Dry Goods, Piece Goods Stores	P	Telephone Relay Towers	P
Duplicating, Mailing Services	P	Television Broadcasting Studios	P
Dwellings, Multiple Family	9	Tile Abstracting Services	P
Dwellings, Single-Family	S	Tires, Batteries, Accessories Sales	P
Dwellings, Two-Family	P	Towing Services	2
Educational and Research Services	P	Townhouses	9
Electrical Repair Service	P	Trade Supply Sales-Service	P
Electrical Services	P	Trading Stamp Services	P
Electrical Supply Sales	P	Transfer Services	P
Electricity Regulating Substations	P	Travel Arranging Services	P
Electronics Assembly Plants	P	Treatment Centers for Drug Abuse	P
Employment Services	P	Tree Sales, Nurseries, Greenhouses	P
Engineering, Architectural Services	P	Truck Rental Service	P
Equipment Rental , Leasing Services	P	Truck Sales and Service	P
Exhibition/Exposition Halls	P	Truck Stops, Truck Plazas	P
Extended Stay Motel	P	Truck Wash	P
Exterminating-Pest Control Services	P	Utility Conduits, Lines, Pipelines	P
Farm Machinery Sales and Service	P	Variety Stores	P
Farm Supply Stores	P	Veterinarian Services	P
Financial Services	P	Video Sales and Rental Stores	P
Fish Hatcheries, Poultry Hatcheries	P	Vocational Schools	P
Flammable Liquid Pipelines	P	Water Pressure Control Stations	P
Floor Covering Stores	P	Water Purification Plants	P
Florist Shops	P	Water Storage Reservoirs	P
Food Pantry	P	Welding Services	P
Forestry	P	Well Drilling Services	P
Fuel Oil Service	P	Wholesale Sales Establishments	1
Funeral Parlor, Mortuary	P	Window Cleaning Services	P
Furniture Stores	P		

Gas Regulatory Stations	P		
General Merchandise Stores	P		
Gift Shops	P		
Golf Courses - Not Miniature Golf	P		
Government Services	P		
Greeting Card Shops	P		
Grocery Stores, Supermarkets	P		
Group Homes for Parolees	S		
Group Homes for Parolees	S		
Gun Shops	P		
Gymnasiums, Recreation Centers	P		
Hardware Stores	P		
Health Clubs	P		
Health Spas, Reducing Salons	P		
Heating Plumbing Equipment Sales	P		
Heliports, Heliport Terminals	S		
Hobby Shops, Toy Stores	P		
Home for the Aged	P		
Home Improvement Center	P		
Home Maintenance Services	P		
Horticultural Services	P		
Hospitals, Except Animal Hospitals	P		
Hotels, Motels, Motor Hotels	P		
Ice Rinks	P		
Institution for Child Care	P		
Institution for the Handicapped	P		
Insurance Services	P		
Irrigation Channels	P		
Jewelry Stores, Watch Repair	P		
Kennels, with no outdoor exercise areas	P		
Kennels, with outdoor exercise areas	S		
Knit Goods Shops	P		
Laboratory, Dental and Medical	P		
Laboratory, Psychological	P		
Laundering Services	P		
Leather Goods Shops	P		



Notes

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Notes

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0.04

1: 2,257





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

August 3, 2017

Dear Property Owner or Resident:

The City of Bloomington Planning Commission will hold a public hearing on **Wednesday, August 23, 2017 at 4:00 p.m. in the Council Chambers of City Hall Building, 109 E. Olive St., Bloomington, Illinois** for petitions submitted by **Vick Mehta, President of Freedom Service Inc.**, requesting the rezoning of **505 N Hinshaw Ave. and 1315 W. Market** from R-1C, Single family residential to B-2, General Business Service District. The subject properties are legally described as:

**505 N. Hinshaw Ave (approximately 0.2 acres)**  
LOT 8 & 9 OTTO ADD  
PIN: 21-05-253-035

**1315 W. Market St (approximately 0.14 acres)**  
OTTO ADD E54' LOT 11  
PIN: 21-05-253-017

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,

Katie Simpson  
City Planner

Attachments:  
Location Map



Public Hearing on August 23, 2017 for a Rezoning at 505 N. Hinshaw Ave and 1315 W. Market St. to B-2, General Business Service District



Courtesy notices sent to property owners within 500 ft of 505 N. Hinshaw Ave and 1315 W. Market St

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Notes

1: 4,514

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Page : 1 of 1 08/01/2017 11:32:58

Order Number : 20901057  
PO Number :  
Customer : 60072323 City of Bloomington  
Contact :  
Address1 : PO Box 3157  
Address2 :  
City St Zip : Bloomington IL 617023157  
Phone : (309) 434-2240  
Fax : (309) 434-2802

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Entered By : Connelly, Linda

Keywords : 20901057 CITY OF BLOOMINGTON PUBLIC HEARING NOTICE  
Notes :  
Zones :

Ad Number : 12010766  
Ad Key :  
Salesperson : L88 - LEGALS  
Publication : Pantagraph  
Section : Legals  
Sub Section : Legals  
Category : 0995 Public Notices  
Dates Run : 08/08/2017-08/08/2017  
Days : 1  
Size : 1 x 5.41, 52 lines  
Words : 223  
Ad Rate : Legal Inside  
Ad Price : 170.32  
Amount Paid : 0.00  
Amount Due : 170.32

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20901057

CITY OF BLOOMINGTON  
PUBLIC HEARING NOTICE

Public Notice is hereby given that the Bloomington Planning Commission will hold a public hearing on Wednesday, August 23, 2017 at 4:00 p.m. in the City Council Chambers, City Hall, 109 E. Olive St., Bloomington, IL.

The Petition submitted by Freedom Services, Inc., requesting approval to Rezone property located at 1315 W. Market., from a R-1C, Single Family Residence District to B-2, General Business Service District  
Legal Description: Exhibit A  
Otto Addition E54' 11. PIN: 21-05-253-017

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:  
August 8, 2017



Page : 1 of 2 08/01/2017 11:31:00

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Section : Legals  
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Days : 1  
Size : 1 x 5.60, 54 lines  
Words : 230  
Ad Rate : Legal Inside  
Ad Price : 176.64  
Amount Paid : 0.00  
Amount Due : 176.64

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20901055

CITY OF BLOOMINGTON  
PUBLIC HEARING NOTICE

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The Petition submitted by Freedom Services, Inc., requesting approval to Rezone property located at 505 N. Hinshaw Ave., from a R-1C, Single Family Residence District to B-2, General Business Service District

Legal Description: Exhibit A

Otto's Addition Lots 8 & 9 except S44' Lot 9. PIN 21-05-253-035

All interested persons may present their views upon such matters pertaining thereto.

Said Petition and all accompanying documents are on file and available for public inspection in the Office of the City Clerk at 109 E. Olive St., Bloomington, IL.

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

Cherry Lawson

City Clerk

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<b>PO Number</b>	:	<b>Ad Key</b>	:
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<b>Contact</b>	:	<b>Publication</b>	: Pantagraph
<b>Address1</b>	: PO Box 3157	<b>Section</b>	: Legals
<b>Address2</b>	:	<b>Sub Section</b>	: Legals
<b>City St Zip</b>	: Bloomington IL 617023157	<b>Category</b>	: 0995 Public Notices
<b>Phone</b>	: (309) 434-2240	<b>Dates Run</b>	: 08/08/2017-08/08/2017
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<b>Keywords</b>	: 20901055 CITY OF BLOOMINGTON PUBLIC HEARING NOTICE	<b>Amount Paid</b>	: 0.00
<b>Notes</b>	:	<b>Amount Due</b>	: 176.64
<b>Zones</b>	:		



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6027 W BELMONT AVE  
CHICAGO IL 60634

IEC INVESTMENTS LLC  
1805 W HOVEY STE D  
NORMAL IL 61761

RAYMOND ACTIS  
1401 W LOCUST ST  
BLOOMINGTON IL 61701

MARK KING  
PO BOX 1947  
BLOOMINGTON IL 61702

FLORENCE DENNIS  
1320 W MULBERRY ST  
BLOOMINGTON IL 61701

GERRY & CATHERINE ZIMMERMAN  
1312 W MULBERRY  
BLOOMINGTON IL 61701

SALLIE HARTSFIELD  
1311 W MULBERRY  
BLOOMINGTON IL 61701

CYNTHIA SHEPARD  
PO BOX 3333  
BLOOMINGTON IL 61702

NEAL BAILEY  
1413 W LOCUST ST  
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LINCOLN IL 62656

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405 N HINSHAW AVE  
BLOOMINGTON IL 61701

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24212 GREENLEAF RD  
FARMER CITY IL 61842

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NORMAL IL 61761

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CHICAGO IL 60634

DONALD LINK  
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BLOOMINGTON IL 61701

EMMETT PRATHER  
1413 W MARKET ST  
BLOOMINGTON IL 61701

GUSTAVO MENDOZA  
1403 W LOCUST  
BLOOMINGTON IL 61701

DOROTHY POWELL  
1412 1/2 W LOCUST  
BLOOMINGTON IL 61701

FREDIE H & BETTY A PAYNE  
1406 W LOCUST ST  
BLOOMINGTON IL 61701

BRIAN WOODY  
1310 W MULBERRY  
BLOOMINGTON IL 61701

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BLOOMINGTON  
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BLOOMINGTON IL 61701

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BLOOMINGTON IL 61701

SHEILA BROWN  
1404 W LOCUST ST  
BLOOMINGTON IL 61701

ANDREW SCOTT  
1402 W LOCUST ST  
BLOOMINGTON IL 61701

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BLOOMINGTON IL 61701

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ALLARDT TN 38504

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BLOOMINGTON IL 61701

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PARKER  
1415 W LOCUST ST  
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TOWANDA IL 61776

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1416 W MULBERRY ST  
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BLOOMINGTON IL 61701

DENNIS GUSTAVSON  
1323 W MULBERRY ST  
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RUTH GIBSON  
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SCOTT PETRI  
1410 W LOCUST  
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MARK HEIMANN  
PO BOX 571  
DANVERS IL 61732

TINA BRADEN  
5317 N DIANE CT  
PEORIA IL 61615

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BLOOMINGTON IL 61701

GLORIA LUNA  
1414 1/2 W MULBERRY  
BLOOMINGTON IL 61701

RONALD BARTLETT  
15 BROADWALK COURT  
BLOOMINGTON IL 61701

ALYSIA KOLE  
1508 W LOCUST ST  
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CLARIONA TUCKER  
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1309 W MARKET  
BLOOMINGTON IL 61701

FRANCESCA MARTINEZ  
1303 W MARKET  
BLOOMINGTON IL 61701

JACK EDWARDS  
9564 Walnut Way  
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BLOOMINGTON IL 61701

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ROBERT BLIGH  
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BLOOMINGTON IL 61701

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BLOOMINGTON IL 61701

IDA KEMPIN  
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JOHN PORTER  
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BLOOMINGTON IL 61701

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111 PATTON ST  
PEKIN IL 61554

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BLOOMINGTON IL 61701

DENNIS PULLIAM  
613 W MARKET ST  
BLOOMINGTON IL 61701

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1416 W LOCUST  
BLOOMINGTON IL 61701

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BLOOMINGTON IL 61701

FACARRI BROS LLC  
2405 ESSINGTON ROAD UNIT B  
JOLIET IL 60435

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8585 E 1950 NORTH RD  
BLOOMINGTON IL 61704

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BLOOMINGTON IL 61701

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BLOOMINGTON IL 61701

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666 DUNDEE RD STE 1102  
NORTHBROOK IL 60062

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BLOOMINGTON IL 61701

APOLINAR SOTELO  
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BLOOMINGTON IL 61701

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BLOOMINGTON IL 61701

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ROSE GRAY  
1315 W MULBERRY  
BLOOMINGTON IL 61701

DAVID & GENA NORRIS  
183 N BARWELL LAKE RD  
CARLOCK IL 61725

WILLIAM GREGORY  
1603 FAIRFIELD CT  
NORMAL IL 61761

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BLOOMINGTON IL 61701

LIDIA SALTO HERRERA  
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BLOOMINGTON IL 61701

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%REDBIRD PROPERTY MGT JOHN  
WOLLRAB  
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NORMAL IL 61761

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BLOOMINGTON IL 61701

MCLEAN CO ASPHALT CO  
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BLOOMINGTON IL 61702

JENNA SELF  
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BLOOMINGTON IL 61701

DOUGLAS LITWILLER  
105 WARNER ST  
BLOOMINGTON IL 61701

**CITY OF BLOOMINGTON  
REPORT FOR THE PLANNING COMMISSION  
SEPTEMBER 27, 2017**

<b>CASE NUMBER:</b>	<b>SUBJECT:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
Z-26-17	1611 N. Hershey Rd	Rezone	Izzy Rivera, Assistant City Planner
<b>PETITIONER'S REQUEST:</b>	Rezone the above referenced properties from C-2 Neighborhood Shopping District to B-2 General Business Service District		
<i>Staff finds that the petition meets Zoning Ordinance's map amendment guidelines for the B-2, General Business Service District (44.6-21).</i>			

**STAFF RECOMMENDATION: Approve**



## **NOTICE**

The application has been filed in conformance with applicable procedural requirements and public notice was published in *The Pantagraph* on September 5, 2017.

## **GENERAL INFORMATION**

Owner and Applicant: Mac's Convenience Stores

## **PROPERTY INFORMATION**



1611 N. Hershey Rd  
Legal Description: Attached  
PIN: 14-36-126-017

Existing Zoning: C-2, Neighborhood Shopping  
District  
Existing Land Use: Vacant  
Property size: 4.55 Acres

## **Surrounding Zoning and Land Uses**

### Zoning

North: R-1B, Single Family Residential  
Northwest: R-2: Mixed Residence District  
Northwest: S-2: Public Land and Institutions  
East: M-1: Restricted Manufacturing District  
South: M1: Restricted Manufacturing District  
West: M1: Restricted Manufacturing District

### Land Use

North: Single family homes  
Northwest: Multifamily homes, financial  
Northwest: GE Park, trail  
East: Mechanical Company  
South: Daycare, storage facility  
West: Office space, realty

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 at the southeast corner of General Electric Rd and Hershey Rd, and is zoned C-2 Neighborhood Shopping District. The surrounding area is comprised of residential, manufacturing, mixed use retail, as well as public parks. The northwest corner is zoned S-2, Public lands, and developed with multifamily residential (R-2). B-1 and M-1 districts exist two blocks east and west of Hershey Rd. The property has many requirements for storm water management as it is located within a basin. The current zone C-2, Neighborhood Shopping District, is to provide establishments, including retail stores and personal service facilities, which serve the frequently recurring needs of surrounding residential neighborhoods. Similar to the B-2, General Service District, the goal is to create commerce for the surrounding areas.

### *Project Description:*

The intent of the B-2, General Business Service District, is to provide for certain types of commercial activities that have a functional relationship to the major street system and, in some instances, an economic relationship to the B-3 Central Business District, or to commercial and regional shopping areas. Such activities include wholesale suppliers, retail businesses and service establishments. Veterans Parkway to the west is less than a mile away from the site. More shopping options can also be found less than a mile away to the North on E College Ave and to the south on E. Empire Street. The zoning ordinance contemplates this district at the corners of major intersections, on the fringes of residential districts. Considerations for B-2 map amendments highlight the importance of avoiding undue traffic congestion, promoting safe traffic flow, and protecting surrounding properties from adverse impacts. While the city is considering amending the B-2 district to become a “Neighborhood/Local Shopping District” this change has not occurred and is hypothetical at the moment.

The petitioner, Mac’s Convenience Shops, owns the corner property at 1611 N. Hershey Rd. 1611 N. Hershey Rd is zoned C-2 and is currently undeveloped. The petitioner seeks to acquire the subject properties to allow for the construction of a motor fuel service center and car wash. This site is 4.55 acres. The plan proposed by the developers would be a site of 4,357 sqft, including 10 pumps, car wash, video gaming, kitchen and a small eat in area.

There are two proposed entrances for 1611 N. Hershey Rd. An entrance and exit would be located off GE Rd and another off Hershey Rd. The traffic flow would not be restricted, the ingress/egress would be full use. Hershey Rd and General Electric Rd are wide enough to accommodate this access and the setbacks from the intersection will allow for better traffic circulation without impacting the Hershey Rd and GE turn lanes. All civil plans will be reviewed by Engineering.

Additionally, the developer is required to follow sign code and lighting requirements as put forth by the City of Bloomington.

The new construction will trigger the need to provide detention for this site and manage water run-off. Increased water runoff should not flow onto neighboring properties; the developer has created a site plan that will accommodate the need for a water basin and water retention plan.

A change to B-2 would not have a significant increase in the amount of foot traffic and motor traffic for the neighborhood. There is a buffer and landscaping screen that will shield the residential community to the north of the property as well as a substantial buffer to the south. Other potential negative impacts, such as increased noise, decreased air quality or glare from lighting, are minimal concerns at this moment. The development will include landscaping as per Chapter 44 and improve the site.

*Link to Comprehensive Plan:*

Figure 11-3 identifies this area as neighborhood commercial. Future commercial business development should draw customers from their immediate surrounding area located in Neighborhood Commercial areas. Although, not shown on the Infill Priorities Map, the subject site is adjacent to city utilities and infrastructure. It could be considered a Tier 1 priority.

**FINDINGS OF FACT**

The Zoning Ordinance provides “*Zoning Map Amendment Guidelines*” and states, “*In making its legislative determination to zone or rezone property to a B-2 General Business Service District zoning classification, the Planning Commission and City Council may apply the following guidelines to the proposal under consideration(44.6-21):*”

1. *The relationship of the subject property to the City’s transportation systems and the impact the permitted uses would have upon these systems. Traffic congestion and safety are of primary concern although B-2 zoning near areas of high pedestrian activity further complicates these problems; the surrounding area is manufacturing and residential. The zoning change to B-2 General Business will not significantly increase traffic flow in the area considering both General Electric and Hershey are minor arterial roads. Minor arterial roads classification serve moderate length trips at lower speeds. There is currently a steady flow of trips taking place. The proposed use is permitted under the zoning code. It is compatible and beneficial to other uses in the surrounding area, such as those working at Country Financial, and those dropping their children off at daycare.*
2. *The potential impact the uses authorized in the district would have upon any existing or permitted uses in the surrounding area including the introduction of through truck and automobile traffic into a residential neighborhood; vehicular and light truck traffic is expected. There is screening across the street, to the north, by the residential properties. These properties are located 300 feet away from the lot. There is a bike trail that wraps around GE Rd and past Hershey Rd to the West. Country Financial, directly to the west of the site, already sees an increase in traffic.*
3. *The extent to which the permitted use contributes to an undesirable pattern of strip commercial development including the resultant numerous curb cuts and piecemeal development on small, residential sized lots; a site plan is required to analyze on-site traffic flow and circulation, landscaping and ingress/egress. The site plan demonstrates an adequate circulation plan, allowing access to the Fire Department all around the*

establishment, as well as traffic flow, ingress/egress. There would be a limited amount of curbs because there are medians that are close to the intersection, the final landscaping plan would be reviewed by the Community Development Department.

4. *The extent to which surrounding zoning and land usage provides a transition from the more intense business use to lower intensity uses and districts;* the subject property is surrounded by a mix of uses including but not limited to retail, manufacturing and residential. The proposed use could be beneficial to the surrounding residential areas as well as the commercial. There is a substantial buffer, which protects the residential area located north of the lot.
5. *The capacity of existing and proposed community facilities and utilities including water and sewer systems to serve the permitted uses which lawfully occur on the property so zoned;* Sewer and water utilities are available; both the water and sewer pipes are 12” making them adequately sized for the site. Connection to utilities will require a tap on fee.
6. *The impact the permitted uses would have upon the environment including noise, air, and water pollution;* storm water management would be required for this site. The site plan layout outlines the proposed areas for storm water retention. The proposed use would increase noise, but in compliance with state law and there is no air or water pollution. The lights used will be directed downward and away from any residential areas. The landscaping buffer to the north of the site provides protection for the residential area. The monument sign that will be placed, uses LED lighting, which will reduce the amount of glare. There are other permitted uses in the current zone C-2 that could be more environmentally damaging to the area such as a laundry or dry cleaning center. Such a service could produce noise, environmental and lighting impacts greater than those proposed.
7. *The impact any natural disasters, including flooding, would have upon the permitted uses;* the development of the subject site for retail or other uses in the B-2 district will result in an increase in the amount of impervious surface. Water runoff will need to be controlled. The Engineering Department has reviewed a site plan and analyzed the capacity of the storm sewer system.
8. *The conformance of the proposal to the Official Comprehensive Plan and Official Map (Ordinance No. 2006-137).* The Comprehensive Plan identifies the area as neighborhood commercial in figure 11-3. The Comprehensive Plan also identifies the area as a “stable area” defined by its age and redevelopment that has already occurred. This could be an opportunity to create even more stability by developing an undeveloped lot.

**STAFF RECOMMENDATION:**

Staff recommends the Planning Commission pass the following motion recommending:

- That City Council approve the rezoning of 1611 N. Hershey Rd from C-2 Neighborhood Shopping District to B-2 General Business Service District.

Respectfully submitted,

Izzy Rivera  
Assistant City Planner

Attachments:

- Draft Ordinance
- Petitions for Zoning Map Amendment
- List of Permitted Uses in the B-2 District
- Aerial Map
- Zoning Map
- Newspaper Notice and Neighborhood Notice w/Map
- Notification Mailing List

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE APPROVING THE ZONING MAP AMMENDMENT FOR 1611  
N HERSHEY ROAD FROM C-2 NEIGHBORHOOD SHOPPING DISTRICT TO  
B-2 GENERAL BUSINESS SERVICE DISTRICT**

WHEREAS, there was heretofore filed with the City Clerk of the City of Bloomington, McLean County, Illinois, a petition rezoning certain premises described in Exhibit(s) A, which is attached hereto and made part hereof by this reference; and

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

WHEREAS, following said public hearing, the Planning Commission recommended approval of rezoning; and

WHEREFORE, the City Council of said City is authorized to adopt this Ordinance and approve the petition to rezone said Premises;

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Bloomington, McLean County, Illinois that the petition to rezone the premises hereinafter described in Exhibit(s) A shall be and the same is hereby approved.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

CITY OF BLOOMINGTON:

ATTEST:

\_\_\_\_\_  
Tari Renner, Mayor

\_\_\_\_\_  
Cherry Lawson, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Jeff Jurgens, Corporation Counsel



**EXHIBIT A:**

**LEGAL DESCRIPTION FOR 1611 N. HERSHEY ROAD, BLOOMINGTON, IL 61705**

A tract of land being part of Outlot 'B' in R.M. Campbell's Subdivision First Addition, being a subdivision of Outlot 'A' of R.M. Campbell's Subdivision in the east half of the Northwest Quarter of Section 36, Township 24 North, Range 2 East of the Third Principal Meridian, according to the plat thereof recorded May 1, 1991 as Document No. 91-7791 of the McLean County Records, and being more particularly described as follows:

Beginning at the Northwest corner of a tract of land conveyed by deed to Mechanical Devices Company, recorded as Document #81-679, said point also being on the South right of way line of General Electric Road, being 80' wide; thence Southerly leaving said South right of way line and along the West line of said Mechanical Devices tract, South 00 degrees 16 minutes 38 seconds East, a distance of 452.86 feet to the Northeast corner of a tract of land conveyed by deed to Red Dot Storage 32, recorded as Document# 2015-00021990; thence Westerly, leaving said West line and along the North line of said Red Dot Storage 32 tract, North 89 degrees 31 minutes 46 seconds West, a distance of 435.60 feet to a point on the East right of way line of Hershey Road, having a variable width; thence Northerly along said East right of way line, North 00 degrees 16 minutes 38 seconds West, a distance of 445.86 feet to a point; thence North 35 degrees 30 minutes 44 seconds East, a distance of 8.55 feet to a point on the South right of way line of said General Electric Road, thence Easterly along said South right of way line, South 89 degrees 31 minutes 46 seconds East, a distance of 430.60 feet to the point of beginning, containing 197,231 square feet or 4.528 acres more or less.

PIN #: 14-36-126-017

**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 \_\_\_Macs Convenience Stores\_\_\_\_\_, 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 \_\_\_C-2, Neighborhood Shopping District\_\_\_\_\_ under the provisions of Chapter 44 of the Bloomington City Code, 1960;
3. That the present zoning on said premises is inappropriate due to error in original zoning, technological changes altering the impact or effect of the existing land uses, or the area in question having changed such that said present zoning is no longer contributing to the public welfare;
4. That your petitioner(s) hereby request that the Official Zoning Map of the City of Bloomington, McLean County, Illinois be amended to reclassify said premises into the \_\_\_B-2, General Business District\_\_\_\_\_ 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 \_\_\_C-2, Neighborhood Shopping District\_\_\_\_\_.

Respectfully submitted,  
By: \_\_\_\_\_

**EXHIBIT A:**

**LEGAL DESCRIPTION FOR 1611 N. HERSHEY ROAD, BLOOMINGTON, IL 61705**

A tract of land being part of Outlot 'B' in R.M. Campbell's Subdivision First Addition, being a subdivision of Outlot 'A' of R.M. Campbell's Subdivision in the east half of the Northwest Quarter of Section 36, Township 24 North, Range 2 East of the Third Principal Meridian, according to the plat thereof recorded May 1, 1991 as Document No. 91-7791 of the McLean County Records, and being more particularly described as follows:

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PIN #: 14-36-126-017

CITY OF BLOOMINGTON  
PUBLIC HEARING NOTICE

Public Notice is hereby given that the Bloomington Planning Commission will hold a public hearing on Wednesday, September 27, 2017 at 4:00 p.m. in the City Council Chambers, City Hall, 109 E. Olive St., Bloomington, IL.

The Petition submitted by Mac's Convenience Stores, requesting approval to Rezone property located at 1611 N. Hershey Rd.,(SE Corner of GE and Hershey Rd.) from a C-2, Neighborhood Shopping District to B-2, General Business District.

Legal Description: Exhibit A

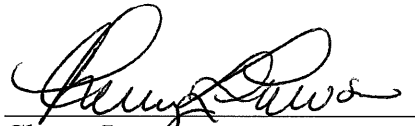
A tract of land being part of Outlot 'B' in R.M. Campbell's Subdivision First Addition, being a subdivision of Outlot 'A' of R.M. Campbell's Subdivision in the east half of the Northwest Quarter of Section 36, Township 24 North, Range 2 East of the Third Principal Meridian, according to the plat thereof recorded May 1, 1991 as Document No. 91-7791 of the McLean County Records, and being more particularly described as follows:

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

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

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

A handwritten signature in cursive script, appearing to read "Cherry Lawson", written over a horizontal line.

Cherry Lawson  
City Clerk

Published in the Pantagraph: September 5, 2017

## Section 44.6-30

### Permitted Uses in the B-2 District

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

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



Day Care Centers	P	Shoe Stores	P
Delicatessens	P	Sign Painting Services	P
Dental Services	P	Ski Mobile Sales, Service	P
Department Stores	P	Social Clubs, Lodges	P
Detective and Protective Services	P	Specialty Food Shops	P
Diagnostic Imaging Center	P	Specialty Schools	P
Diagnostic Laboratory Treatment Facility	P	Sporting Goods, Bicycle Sales	P
Diaper Services	P	Stenographic Services	P
Domestic Violence Shelter	P	Swimming Clubs	P
Donut Shops, Ice Cream Shops	P	Swimming Pools	P
Draperies, Curtains, Uphostery	P	Taxi Terminals	P
Dressmaking, Tailor Shops	P	Telecommunication Antenna Facilities	10
Drive-in Refreshment Stands	P	Telegraph Message Centers	P
Drug Stores	P	Telephone Exchange Stations	P
Dry Cleaning Services	P	Telephone Exchange Substations	P
Dry Goods, Piece Goods Stores	P	Telephone Relay Towers	P
Duplicating, Mailing Services	P	Television Broadcasting Studios	P
Dwellings, Multiple Family	9	Tile Abstracting Services	P
Dwellings, Single-Family	S	Tires, Batteries, Accessories Sales	P
Dwellings, Two-Family	P	Towing Services	2
Educational and Research Services	P	Townhouses	9
Electrical Repair Service	P	Trade Supply Sales-Service	P
Electrical Services	P	Trading Stamp Services	P
Electrical Supply Sales	P	Transfer Services	P
Electricity Regulating Substations	P	Travel Arranging Services	P
Electronics Assembly Plants	P	Treatment Centers for Drug Abuse	P
Employment Services	P	Tree Sales, Nurseries, Greenhouses	P
Engineering, Architectural Services	P	Truck Rental Service	P
Equipment Rental , Leasing Services	P	Truck Sales and Service	P
Exhibition/Exposition Halls	P	Truck Stops, Truck Plazas	P
Extended Stay Motel	P	Truck Wash	P
Exterminating-Pest Control Services	P	Utility Conduits, Lines, Pipelines	P
Farm Machinery Sales and Service	P	Variety Stores	P
Farm Supply Stores	P	Veterinarian Services	P
Financial Services	P	Video Sales and Rental Stores	P
Fish Hatcheries, Poultry Hatcheries	P	Vocational Schools	P
Flammable Liquid Pipelines	P	Water Pressure Control Stations	P
Floor Covering Stores	P	Water Purification Plants	P
Florist Shops	P	Water Storage Reservoirs	P
Food Pantry	P	Welding Services	P
Forestry	P	Well Drilling Services	P
Fuel Oil Service	P	Wholesale Sales Establishments	1
Funeral Parlor, Mortuary	P	Window Cleaning Services	P
Furniture Stores	P		

Gas Regulatory Stations	P		
General Merchandise Stores	P		
Gift Shops	P		
Golf Courses - Not Miniature Golf	P		
Government Services	P		
Greeting Card Shops	P		
Grocery Stores, Supermarkets	P		
Group Homes for Parolees	S		
Group Homes for Parolees	S		
Gun Shops	P		
Gymnasiums, Recreation Centers	P		
Hardware Stores	P		
Health Clubs	P		
Health Spas, Reducing Salons	P		
Heating Plumbing Equipment Sales	P		
Heliports, Heliport Terminals	S		
Hobby Shops, Toy Stores	P		
Home for the Aged	P		
Home Improvement Center	P		
Home Maintenance Services	P		
Horticultural Services	P		
Hospitals, Except Animal Hospitals	P		
Hotels, Motels, Motor Hotels	P		
Ice Rinks	P		
Institution for Child Care	P		
Institution for the Handicapped	P		
Insurance Services	P		
Irrigation Channels	P		
Jewelry Stores, Watch Repair	P		
Kennels, with no outdoor exercise areas	P		
Kennels, with outdoor exercise areas	S		
Knit Goods Shops	P		
Laboratory, Dental and Medical	P		
Laboratory, Psychological	P		
Laundering Services	P		
Leather Goods Shops	P		



Aerial View: 1611 N. Hershey Rd.



0 0.07 0.1 Miles

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Notes

1: 4,514

Printed: 9/28/2017 8:42:04 AM





Zoning Map: 1611 N. Hershey Rd.



0 0.07 0.1 Miles

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1: 4,514

Printed: 8/28/2017 8:47:04 AM

Notes

**Public Notices**

Legal Description: Exhibit A  
A tract of land being part of Outlot 'B' in R.M. Campbell's Subdivision First Addition, being a subdivision of Outlot 'A' of R.M. Campbell's Subdivision in the east half of the Northwest Quarter of Section 36, Township 24 North, Range 2 East of the Third Principal Meridian, according to the plat thereof recorded May 1, 1991 as Document No. 91-7791 of the McLean County Records, and being more particularly described as follows:

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All interested persons may present their views upon such matters pertaining thereto. Said Petition and all accompa-

**Public Notices**

nying documents are on file and available for public inspection in the Office of the City Clerk at 109 E. Olive St., Bloomington, IL.

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Cherry Lawson  
City Clerk  
Published in the Pantagraph:  
September 5, 2017

20906572  
CITY OF BLOOMINGTON  
PUBLIC HEARING NOTICE  
Public Notice is hereby given that the Bloomington Planning Commission will hold a public hearing on Wednesday, September 27, 2017 at 4:00 p.m. in the City Council Chambers, City Hall, 109 E. Olive St., Bloomington, IL.  
The Petition submitted by Mac's Convenience Stores, requesting approval to Rezone property located at 1611 N. Hershey Rd., (SE Corner of GE and Hershey Rd.) from a C-2, Neighborhood Shopping District to B-2, General Business District.



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

August 30, 2017

Dear Property Owner or Resident:

The City of Bloomington Planning Commission will hold a public hearing on **Wednesday, September 27, 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 **Mac's Convenience Store** requesting the rezoning of **1611 N. Hershey Rd** from C-2, Neighborhood Shopping District to B-2, General Business District. The petitioner would like to place a motor fuel service center and car wash in the property. A legal description of this property is attached to this letter.

You are receiving this notification because 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,

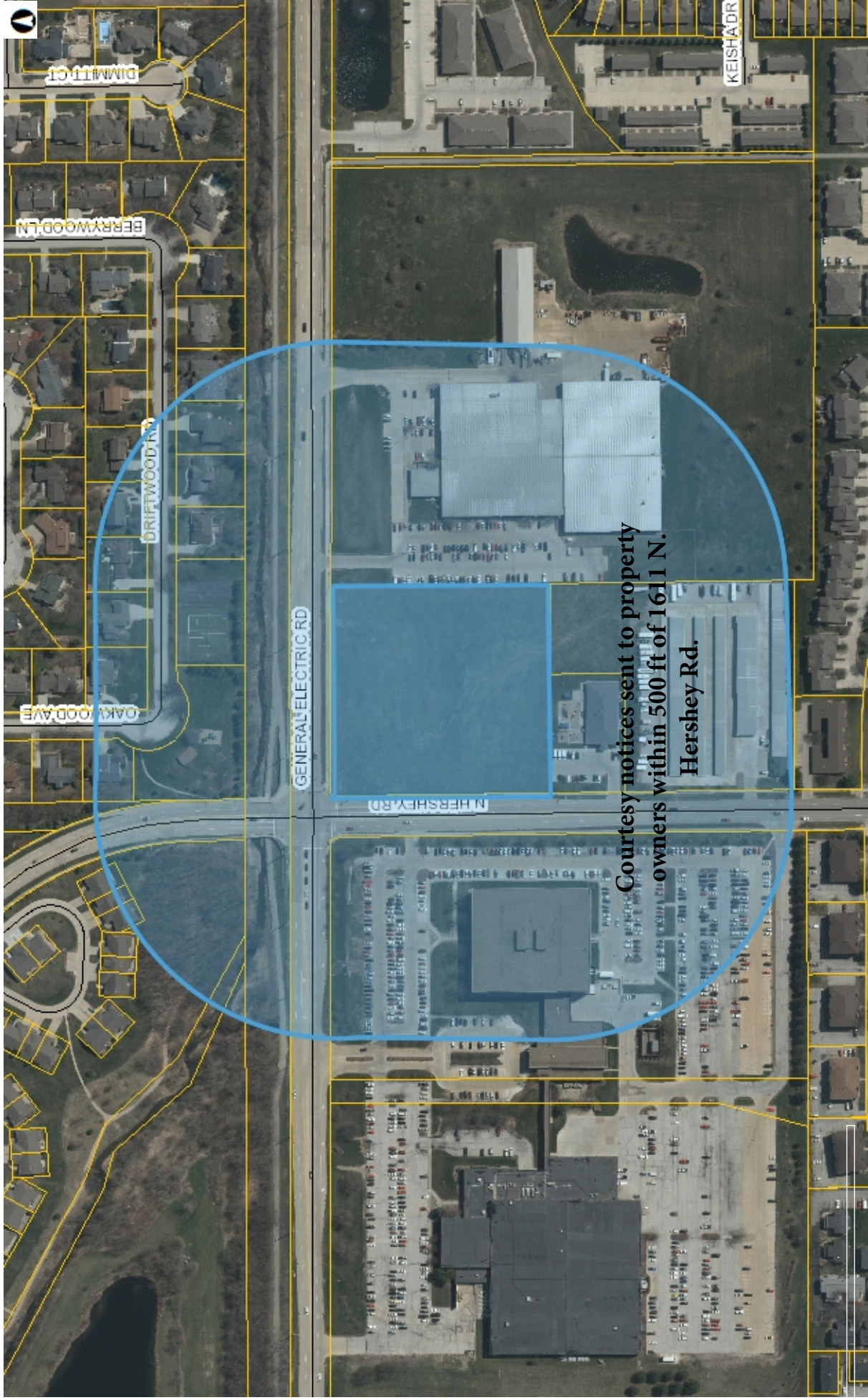
Katie Simpson  
City Planner

Attachments:  
Location Map  
Legal Description





Public Hearing on September 27, 2017 for Rezoning at 1611 N. hershey Rd to B-2, General Business District



Courtesy notices sent to property owners within 500 ft of 1611 N. Hershey Rd.

0

0.07

0.1 Miles

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1100 W. NORTHWEST HWY STE 216  
MT PROSPECT, IL 60056

**CITY OF BLOOMINGTON  
REPORT FOR THE PLANNING COMMISSION  
September 13, 2017**

<b>CASE NUMBER:</b>	<b>SUBJECT:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
Z-27-17	Change the name of PACE Department to the Community Development Department	Text Amend	Tom Dabareiner AICP Community Development Director
<b>PETITIONER'S REQUEST:</b>	City requests formally changing the name of the Department of Planning and Code Enforcement (PACE) to the Department of Community Development (CD).		
<i>Staff finds that the language and procedures herein described meets the requirements of Chapter 44 for a text amendment.</i>			

**STAFF RECOMMENDATION: Approval**

Staff recommends the Planning Commission pass text amendment as indicated in the draft attached.

**NOTICE**

The application has been filed in conformance with applicable procedural requirements and public notice was published in *The Pantagraph* on September 4, 2017.

**GENERAL INFORMATION**

Applicant: City of Bloomington

**Analysis**

The City's Legal Department has drafted an ordinance for consideration by the Planning Commission. The draft ordinance has two functions, to change the name of the department to Community Development and move the location for several planning and zoning related applications from the City Clerk's office to Community Development.

The primary purposes for the **department name change** are to:

1. reduce confusion when outside entities visit the City and its website seeking information,
2. provide consistency with other cities nationwide, and
3. enhance transparency.

The Department of Planning and Code Enforcement includes multiple divisions, including Planning, Code Enforcement, Building Safety and Economic Development—far in excess of what the name implies. The department also includes a CDBG grants program, rental inspections, and the City's fire inspection and review services. The Downtown Bloomington Association will soon join the department as a division. Most of these functions are not represented by the department name.

Z-27-17 Text Amendment To Change Department Name from PACE to CD

The vast majority of city departments with this range of functionality are called Community Development Departments. Other names are city development departments or development services departments, when they include development engineering review services.

While some initial confusion is anticipated locally, the broader name more accurately describes for most the majority of the activities found inside the Department.

Consolidating the **application locations** into one for planning and zoning items will:

1. reduce confusion for those who assume a planning or zoning application should occur where the planners are located,
2. eliminate the multi-block “application jog” for petitioners with more complex petitions, and
3. improve elements of the one-stop-shop process.

Today, applications for special uses, site plan reviews, and text and district amendments must first be filed with the City Clerk’s office. Annexations, PUDs, preliminary and expedited plats are also filed with the Clerk’s office first, although these are listed outside of Chapter 44. Their sole duty is to send these applications to PACE for action. Historic preservation determinations, variations and appeals are filed with PACE. If your application includes a special use and a variation, the applicant must visit two separate locations in the City situated a couple blocks from each other plus extra floors. Even City staff needs to look this up when an applicant arrives at the door.

Also, the City has begun establishing a one-stop-shop process in an attempt to provide applicants with a single point of contact for their development project, whether large or small. There are many steps left before this is fully functional, but one key step is consolidating the application points.

The Planning Commission must consider and recommend all text amendments within Chapter 44 Zoning Code (see attachment). The City Council will consider a much fuller set of name change amendments, as the Department is referred to as PACE throughout the entire Municipal Code. However, the Planning Commission’s action on this request will help set the tone for Council’s action next month.

*Link to Comprehensive Plan:*

One of the Special Purposes (see next section) provided in Chapter 44 is “to promote the Comprehensive Plan adopted by the City of Bloomington, Illinois and coordinate said Plan with land use plans adopted by other governmental entities.” Given the breadth of the Comprehensive Plan, the Divisions within with Department, especially the Planning Division, carry out this important task.

**FINDINGS OF FACT**

The Zoning Ordinance has Section 44.13-2: *Amendments of Regulations and Districts* and by states, “*The Planning Commission shall give notice and hold a legislative public hearing on each application for a zoning ordinance district or zoning text amendment in the manner*

Z-27-17 Text Amendment To Change Department Name from PACE to CD

*provided by Section 44.13-1 F.3. of this code.” Also, in 44.13-2 C.3., “[i]n making its recommendation, the Planning Commission shall be guided by those purposes for which this Code was adopted and shall endeavor to accomplish those standards and objectives for which this Code was adopted and shall endeavor to accomplish those standards and objectives for which this Code is designed and shall not recommend the adoption of an amendment unless it finds that such is in the public interest and not solely for the benefit of the applicant. In making such a finding, the Commission may consider: “*

- (i) The extent to which the proposed amendment is consistent with the public interest, giving due consideration for the purpose and intent of this Code as set forth in Division 2 herein.

The guidance provided in (a) through (h) all specifically address land use and properties and offer no guidance. Division 2 is the Purpose and Intent section of the Zoning Code with its general language provided below:

*Section 44.2-1 offers: It is the general purpose and intent of this Code to foster the use and development of land in an orderly manner by both private and public interests with consideration being given to the City’s social, environmental, economic and physical development goals and objectives. It is further recognized that the City needs to regulate and manage land use in order to implement sound comprehensive planning policies, and to protect individual landowners and general neighborhoods from incompatible and detrimental land uses. 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 is expressly found to be a matter pertaining to the City’s government and affairs.*

Section 44.2-3 offers a list of specific purposes, which describe the functions of the Planning Division with the PACE Department:

- A. *To provide for the orderly and functional arrangement of land uses and buildings;*
- B. *To establish standards for the orderly development or redevelopment of geographic areas within the City;*
- C. *To facilitate the adequate and economical provision of transportation, water, sewage disposal, storm water drainage, schools, parks and other public facilities;*
- D. *To conserve and protect natural resources including prime agricultural land, mineral resources and areas of scientific interest;*
- E. *To permit public involvement in the planning of private land uses which have the potential for significant impact on the use and enjoyment of surrounding property or on the public resources and facilities of the City of Bloomington;*
- F. *To secure for the public, locations for housing, employment, shopping, education and recreation that are adequate in terms of health, safety, convenience and number;*

Z-27-17 Text Amendment To Change Department Name from PACE to CD

- G. *To conserve and protect the taxable value of land and buildings;*
- H. *To preserve the integrity of neighborhoods in the community;*
- I. *To protect the air, water and land resources within the City from the hazards of pollution and misuse;*
- J. *To protect land and structures from natural hazards including flooding and erosion;*
- K. *To preserve and protect historic locations, structures and groups of structures;*
- L. *To preserve and protect and encourage the development of buildings, groups of buildings and neighborhoods of distinctive architectural character and appearance; and*
- M. *To promote the Comprehensive Plan adopted by the City of Bloomington, Illinois and coordinate said Plan with land use plans adopted by other governmental entities.*

Staff believes changing the department's name to Community Development is consistent with and does not contradict the Purpose and Intent section of Chapter 44 Zoning Code, as well as the Specific Purposes found in Division 2. Indeed, the name change provides a more recognizable identity and format for these planning division functions.

Finally, "Community Development" implies a broader functionality than found within planning departments alone, which is in step with the one-stop-stop efforts underway with the Department. Changing the location for filing planning and zoning related applications from the Clerk's office to Community Development supports that effort.

**STAFF RECOMMENDATION:**

Staff recommends the Planning Commission pass a motion in support of the draft ordinance approving a text amendment to the City of Bloomington Zoning Code to rename the Planning and Code Enforcement Department as the Community Development Department and to change the location for filing certain applications with the Community Development Department instead of the City Clerk.

Respectfully submitted,

Tom Dabareiner AICP  
Community Development Director

Attachments:

- Draft Ordinance



ORDINANCE 2017 - \_\_\_\_

**AN ORDINANCE APPROVING A TEXT AMENDMENT TO THE CITY OF BLOOMINGTON ZONING CODE TO RENAME THE PLANNING AND CODE ENFORCEMENT DEPARTMENT AS THE COMMUNITY DEVELOPMENT DEPARTMENT AND TO CHANGE THE LOCATION FOR FILING CERTAIN APPLICATIONS WITH THE COMMUNITY DEVELOPMENT DEPARTMENT INSTEAD OF THE CITY CLERK**

**BE IT ORDAINED BY THE CITY COUNCIL  
OF THE CITY OF BLOOMINGTON, ILLINOIS:**

**SECTION 1.** The City of Bloomington is in the process of renaming the Planning and Code Enforcement Department (hereinafter "PACE") as the Community Development Department. PACE is referenced not only in the City Code, but also within the City's Zoning Code. A hearing on a text amendment to the Zoning Code was held on September \_\_\_, 2017, to consider changing the references within the Zoning Code from PACE to Community Development. After the public hearing, the Plan Commission recommended the text amendment be approved by a vote of \_\_\_ to \_\_\_\_.

**SECTION 2.** The newly named Community Development Department is better suited to accept and process the filing of certain applications, including applications for site plans, special uses, and zoning amendments. These applications were formally filed with the City Clerk and the City of Bloomington desires to amend its Zoning Code to provide such applications be filed and processed by the Community Development Department (formally known as Planning and Code Enforcement). A hearing on a text amendment to the Zoning Code was held on September \_\_\_, 2017, to consider changing the Department where such applications are filed and processed. After the public hearing, the Plan Commission recommended the text amendment be approved by a vote of \_\_\_ to \_\_\_\_.

**SECTION 3.** That all references to "PACE" or "Planning and Code Enforcement" within the Zoning Code of the City of Bloomington shall be amended to read "Community Development", including specifically amending those sections as set forth on Exhibit A. All references to "PACE" or "Planning and Code Enforcement" within the Zoning Code shall be amended to read "Community Development" regardless of whether identified on Exhibit A.

**SECTION 4.** That applications for site plans, special uses, and zoning amendments shall be filed with Community Development and those sections within the City Code referencing the City Clerk's office shall be amended to read Community Development as set forth on Exhibit B.

**SECTION 5.** Except as provided herein, the Zoning Code, as amended, shall remain in full force and effect.

**SECTION 6.** In the event that any 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 7.** The City Clerk is hereby authorized to publish this ordinance in pamphlet form as provided by law.

**SECTION 8.** This ordinance shall be effective immediately after the date of its publication as required by law.

**SECTION 9.** 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 October, 2017.

APPROVED this \_\_\_\_ day of October, 2017.

APPROVED:

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Tari Renner  
Mayor

ATTEST:

---

Cherry Lawson  
City Clerk

## EXHIBIT A

1. Section 44.3-2	Change PACE Department to Community Development
2. Section 44.4-4(A)	Change PACE Department to Community Development
3. Section 44.4-4(E)(1)	Change PACE Department to Community Development
4. Section 44.4-4(F)(1)(d)	Change PACE Department to Community Development
5. Section 44.4-4(F)(2)(c)(3) & (13)	Change PACE Department to Community Development
6. Section 44.4-4(F)(4)	Change PACE Department to Community Development
7. Section 44.4-5(A)(3)	Change PACE Department to Community Development
8. Section 44.4-7(C)(1)(b) and (c)	Change PACE Department to Community Development
9. Section 44.4-7(C)(3)(b)	Change PACE Department to Community Development
10. Section 44.5-2	Change PACE Department to Community Development
11. Section 44.5-2(A)(10)	Change PACE Department to Community Development
12. Section 44.6-15(D)	Change PACE Department to Community Development
13. Section 44.7-2(C)(3)(b)(2)	Change PACE Department to Community Development
14. Section 44.7-2(G)(1)(c)	Change PACE Department to Community Development
15. Section 44.7-2(G)(2)(b)(3)	Change PACE Department to Community Development
16. Section 44.7-2(G)(3)(b)	Change PACE Department to Community Development
17. Section 44.7-2(G)(4)(c)	Change PACE Department to Community Development
18. Section 44.7-2(G)(4)(d)(3)	Change PACE Department to Community Development
19. Section 44.7-2(G)(4)(g)	Change PACE Department to Community Development
20. Section 44.7-2(G)(4)(h)	Change PACE Department to Community Development
21. Section 44.8-3(B)	Change PACE Department to Community Development
22. Section 44.10-4	
a. Community Reception Establishment	Change PACE Department to Community Development
b. Mini-Warehouse	Change PACE Department to Community Development
c. Race Tracks, Go-Carts	Change PACE Department to Community Development
d. Telecommunication Antenna Facilities	Change PACE Department to Community Development
23. Section 44.11-1(D)	Change PACE Department to Community Development
24. Section 44.11-3	Change PACE Department to Community Development
25. Section 44.11(E)(13)	Change PACE Department to Community Development
26. Section 44.11-2(J)	Change PACE Department to Community Development
27. Section 44.11-5(A)	Change PACE Department to Community Development
28. Section 44.11-5(B)	Change PACE Department to Community Development
29. Section 44.12-6(B)	Change PACE Department to Community Development
30. Section 44.13-1(A)	Change PACE Department to Community Development
31. Section 44.13-1(B)	Change PACE Department to Community Development
32. Section 44.13-1(C)(1)	Change PACE Department to Community Development
33. Section 44.13-1(C)(2)	Change PACE Department to Community Development
34. Section 44.13-1(C)(4)	Change PACE Department to Community Development
35. Section 44.13-1(D)	Change PACE Department to Community Development
36. Section 44.13-1(E)(2)(a)	Change PACE Department to Community Development
37. Section 44.13-1(E)(3)(b)(2)(b)	Change PACE Department to Community Development
38. Section 44.13-3(A)	Change PACE Department to Community Development
39. Section 44.13-3(B)	Change PACE Department to Community Development
40. Section 44.13-3(C)	Change PACE Department to Community Development
41. Section 44.13-3(E)	Change PACE Department to Community Development
42. Section 44.13-4(C)(1)	Change PACE Department to Community Development
43. Section 44.13-4(F)(1)	Change PACE Department to Community Development
44. Section 44.13-5(A)	Change PACE Department to Community Development

\*Note the term "PACE" as used on this Exhibit is used as the abbreviation for Planning and Code Enforcement.

**EXHIBIT B**

1. Section 44.8-2
2. Section 44.10-3
3. Section 44.13-2(C)
4. Section 44.13-1(A)(10)
5. Section 44.13-6

Change City Clerk to Community Development Department  
Change City Clerk to Community Development Department  
Change City Clerk to Community Development Department  
Change City Clerk to Community Development Department  
Change City Clerk to Community Development Department

20906723  
CITY OF BLOOMINGTON  
PUBLIC HEARING NOTICE  
PLANNING COMMISSION  
SEPTEMBER 27, 2017

Notice is hereby given that the Planning Commission of the City of Bloomington, Illinois, will hold a public hearing scheduled for Wednesday, September 27, 2017 at 4:00 p.m. in the Council Chambers of City Hall Building, 109 E. Olive St., Bloomington, Illinois, petitions submitted by the City of Bloomington requesting a text amendment to City of Bloomington Zoning Code, Chapter 44 of the City Code, to rename the Planning and Code Enforcement Department as the Community Development Department and to change the location for filing certain applications with the Community Development Department instead of the City Clerk.

All interested persons may present their views upon such matters pertaining thereto at the meeting.

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 St., Bloomington, IL 61701, by telephone at 309-434-2240, or email [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.

Published: Monday, September 4, 2017

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20906719  
CITY OF BLOOMINGTON  
PUBLIC HEARING NOTICE  
Planning Commission  
September 27, 2017

Notice is hereby given that the Planning Commission of the City of Bloomington, Illinois, will hold a public hearing scheduled for Wednesday, September 27, 2017 at 4:00 p.m. in the Council Chambers of City Hall Building, 109 E. Olive St., Bloomington, Illinois to make recommendations pertaining to the approval of a Brick Streets Master Plan for the City of Bloomington.

All interested persons may present their views upon such matters pertaining thereto. Said Petitions 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 St., Bloomington, IL 61701, by telephone at 309-434-2240, or email [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.

**DRAFT MINUTES  
BLOOMINGTON HISTORIC PRESERVATION COMMISSION  
REGULAR MEETING,  
THURSDAY, AUGUST 17, 2017 5:00 P.M.  
COUNCIL CHAMBERS, CITY HALL  
109 EAST OLIVE ST.  
BLOOMINGTON, ILLINOIS**

**MEMBERS PRESENT:** Chairperson Sherry Graehling, Ms. Lea Cline, Ms. Ann Bailen, Mr. Levi Sturgeon, Mr. John Elterich,

**MEMBERS ABSENT:** Mr. Gabe Goldsmith

**OTHERS PRESENT:** Ms. Katie Simpson, City Planner; Mr. Tom Dabareiner, AICP, Community Development Director; Mr. Jim Karch, Public Works Director; Mr. Michael Hill, Miscellaneous Technician in Public Works Administration

**CALL TO ORDER:** Chairperson Graehling called the meeting to order at 5:03 P.M.

**ROLL CALL:** Ms. Simpson called the roll. Five members were present and quorum was established.

**PUBLIC COMMENT:** None

**MINUTES:** The Commission reviewed the minutes of the July 20, 2017 meeting. Ms. Bailen's name was corrected on page two of the minutes. Mr. Elterich motioned to approve the minutes as corrected. Ms. Cline seconded the motion, which was **approved** 5-0 with the following votes cast in favor on roll call: Mr. Elterich—yes; Ms. Cline—yes; Ms. Bailen—yes; Mr. Sturgeon—yes; Chairperson Graehling—yes.

**REGULAR AGENDA:**

**BRKPLN-1-17 Public hearing, review, and action on the City of Bloomington's Brick Streets Master Plan, 2009 (Continued from the July 20, 2017 meeting).**

Chairperso Graehling introduced the case and explained this presentation is a continuation from the July 20, 2017 meeting. Mr. Jim Karch, Public Works Director, provided a presentation on the Brick Street Plan. He explained this process began in 2009. He stated staff is requesting that the Historic Preservation Commission approve the Master Plan tonight so the Planning Commission can review the draft and provide a recommendation to Council in October. Mr. Karch noted the plan is not comprehensive but rather a beginning. He described the goals of the plan as a first step towards maintaining and preserving the existing brick streets but pointed out areas not addressed in the plan such as historic curbs. He stated the future considerations portion of the plan highlights topics not specifically addressed at this moment and intended for review at the time the plan is updated. He described elements in previous drafts that were removed from this draft, such as funding sources and mechanisms or the brick street history.

Mr. Karch described the classifications of streets in the plan: patching, reconstructing, and preserving. Mr. Karch described the prioritization system and noted that staff feels the compromise expressed in the plan meets the multiple needs of multiple stakeholders. He described the rating system based on the PASER system rating and modified to include historic status and future historic status as well as the area of the brick repaired or replaced. Mr. Karch provided photos of streets under each category, described the rating system and highlighted conditions of the streets. Mr. Karch described the priorities and a phased approach towards implementing this plan. He explained patching is the highest priority and preventing new concrete utility patches; the plan proposes requiring contractors to salvage bricks from the right-of-way, use a gravel patch, and then the city will replace the patch with brick.

Ms. Cline asked about patching existing gravel patches and provided the example of Summit St. Mr. Karch stated the highest priority is to fix existing and new gravel patches first. He stated patching those streets first will not necessarily affect the rating of the street.

Mr. Sturgeon clarified that no Commissioners live on nor own property on the streets listed in the plan as a top priority. Mr. Sturgeon asked about uncovering new brick streets. Mr. Karch explained that page 21 of the draft addresses a pilot project on Grove St, and the plan identifies this as a future consideration. He stated the city's Geographical Information System (GIS) has information regarding where brick streets overlaid with asphalt.

Mr. Sturgeon requested clarification on the relationship between the Brick Master Plan and the Bike Master Plan. Mr. Karch stated the community is emphasizing multimodal accommodations and the Complete Streets Ordinance previously passed by Council be modified to accommodate brick streets.

Chairperson Graehling opened the hearing to the public.

Mr. Julian Westerhout, 816 E. Monroe St, spoke in favor of the plan and stated he is pleased that this plan is happening.

Mr. Kurt Hoffman, 2000 block of E. Taylor St. spoke in favor of the plan. He stated he is excited about the plan and knows that in a few years his neighbors will be proud of their reconstructed brick street. He stated he is interested in potential historic designation for his block, the Davis Ewing Historic Block.

Mr. Brad Williams, 613 E. Grove St, stated he supports the plan but is concerned about opposition to bottom line spending. He is worried the plan may not pass because of the budget and bottom line. He encouraged the Commission to perform outreach and build support for the plan. Mr. Williams explained the benefit of long-term planning and the investing in brick streets.

Ms. Simpson asked Mr. Karch, if other ordinances are needed to preserve the streets. Mr. Karch stated that the Brick Streets Master Plan, if approved by Council, would serve as direction to provide a city code modification. Ms. Bailen asked if people who lived on Brick Streets would have input. Mr. Karch stated that the plan does not allow an option for people to have the street overlaid or remove the brick. Chairperson Graehling asked about a special service area and shared costs with residents. Mr. Karch described a special service area and stated staff removed an SSA from the plan as a potential funding mechanism. Ms. Cline stated she is opposed to including a special service area as a recommendation because some residents may not have the



means to fund a special service area. She feels including it as a recommendation is unfair.

Mr. Westerhout explained the history of East Monroe Street. He stated neighbors were doubtful that the city would preserve their street because their block is not in an affluent or historic district. He believes passing and implementing the plan will restore residents' faith in the city and strengthen neighborhood pride. He stated he is pleased to see that the commission is not recommending a special service area or funding mechanism that could create a barrier for lower income neighborhoods and reduce inclusivity of brick streets.

Ms. Cline expressed the benefits of allocating more money the first few years to address the existing gravel patches. The Commission discussed the pros and cons of requesting more funding the first few years and deviating from the plan as written. Mr. Sturgeon expressed concern that a larger monetary request might increase opposition to the plan. Chairperson Graehling declared the public hearing closed and asked for a motion.

Mr. Sturgeon motioned to approve case BRKPLN-1-17, and to recommend the Planning Commission provide council with a recommendation to approve the current version of the Brick Streets Plan as presented. Mr. Elterich seconded the motion. The Commission approved the motion 5-0 with the following votes cast in favor on roll call: Mr. Sturgeon—yes; Mr. Elterich—yes; Ms. Cline—yes; Ms. Bailen—yes; Chairperson Graehling—yes.

**ADJOURNMENT:**

Ms. Cline motioned to adjourn; seconded by Ms. Bailen. The meeting adjourned at 6:21 by voice vote.

Respectfully submitted,

Katie Simpson  
Acting Secretary

**CITY OF BLOOMINGTON  
REPORT FOR THE PLANNING COMMISSION  
September 27, 2017**

<b>SUBJECT:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
Public Hearing - Resolution to approve the City of Bloomington Brick Streets Master Plan	Public Hearing, presentation, discussion, and action on a Resolution to approve the City of Bloomington Brick Streets Master Plan	Michael Hill Public Works Administration

**REQUEST**

Staff is asking the Planning Commission to hold a Public Hearing and discuss recommending a Resolution to approve the City of Bloomington Brick Streets Master Plan. Public Works Director Jim Karch will give a brief presentation and be available for questions from the Commission.

**Background**

City staff and the Historic Preservation Commission have been working together to create an update to the draft 2009 Brick Streets Strategic Plan, now called the Brick Streets Master Plan. The City Council first discussed the Brick Streets Master Plan in April 2017, when the Council voted to have the Public Works Department to work with the Historic Preservation Commission to create the plan. Public Works received direction from the Historic Preservation Commission at the May 2017 Meeting.

The overall goal of the City of Bloomington Brick Streets Master Plan is to preserve all remaining brick streets within the City. To achieve this goal, City staff assigned a category and priority level for brick streets, based on metrics set by Public Works and the Historic Preservation Commission. In order to fund patching and reconstruction of these streets, this master plan suggests a ten-year spending plan to preserve brick pavement before it deteriorates to a level that would require reconstruction and to perform reconstruction on streets that require it.

In addition to creating a spending plan for brick streets in Bloomington, this master plan outlines design recommendations, new regulations for underground infrastructure work, and suggestions for compliance with the Americans with Disabilities Act and the City's Complete Streets Ordinance.

In addition, the master plan includes information for future consideration, including methods to reclaim previous brick streets that have been overlaid with concrete or asphalt in areas such as historic districts or shopping areas, additional metrics to use for categorizing and prioritizing brick streets in the future, and other, helpful information.

**Links to Comprehensive Plan**

N-2 Improve community identity and appearance by celebrating the unique nature and character of the City's individual neighborhoods: N-2.2 Celebrate the uniqueness of Bloomington's neighborhoods; H-2 Ensure reinvestment in the established older neighborhoods and compact development of the City: H-2.2 Preserve historic homes and structures in the designated

**Agenda Item**  
**BRKPLN-1-17 Brick Streets Master Plan**

Preservation Area; ACH-4 Identify, conserve and preserve the City's heritage resources as a basis for retaining and enhancing strong community character and a sense of place: ACH-4.1 Fully integrate considerations of historic and cultural resources as a major aspect of the City's planning, permitting and development activities. Additional Comprehensive Plan links are listed on page 4 of the Brick Streets Master Plan.

**Public Input and Community Involvement**

Following the initial meeting with the Historic Preservation Commission, Public Works sent a letter to property owners, residents, and businesses along each of the brick streets in Bloomington. The letter, sent in June 2017, gave information about upcoming public meetings that would discuss the plan. It also included contact information for any questions or concerns. Public Works received several comments via phone and e-mail that were all in favor of preserving brick streets within the community.

The Historic Preservation Commission Meeting in June 2017 was canceled, but, in July 2017, Public Works presented a draft plan and asked for recommendations from the Historic Preservation Commission on topics such as street prioritization and ordinances. Public Works also heard feedback from the public during this meeting.

Public Works met with members of the Historic Preservation Commission in early August 2017 to obtain further feedback on the final prioritization and recommendations. At the Historic Preservation Commission meeting on August 17, 2017, three members of the public spoke in favor of the proposed master plan, and the Commission voted unanimously to recommend it.

**Proposed Timeline:**

- October 2017: Submit Brick Streets Master Plan to the City Council for approval
- November 2017: Submit brick streets ordinances to the City Council for final approval
- April 2018: Brick street spending approved as part of FY 19 Budget
- Summer 2018: First brick streets restored or patched under Brick Streets Master Plan

**STAFF RECOMMENDATION:**

Approve a motion to recommend the City Council adopt a Resolution to approve the City of Bloomington Brick Streets Master Plan

Respectfully Submitted,

Michael Hill  
Public Works Administration

**Attachments:**

- Brick Streets Master Plan
- Brick Streets Master Plan Resolution
- Brick Streets Master Plan Public Comments
- Draft Brick Streets Strategic Plan
- Historic Preservation Commission August 17, 2017 Minutes

**(DRAFT) RESOLUTION NO. 2017 –**

**A RESOLUTION APPROVING THE  
CITY OF BLOOMINGTON BRICK STREETS MASTER PLAN**

WHEREAS, the City of Bloomington has 3.5 miles of public brick streets within the city and the City wishes to preserve its historic brick streets; and

WHEREAS, a systematic approach is needed by the City to provide proper stewardship, including a budgeted plan of action, for preserving its brick streets; and

WHEREAS, the City also needs to look at future planning for brick streets beyond the 3.5 miles of public brick streets that exist in the community; and

WHEREAS, the Public Works Department worked with the Historic Preservation Commission to create the City of Bloomington Brick Streets Master Plan; and

WHEREAS, the Brick Streets Master Plan was approved by the Historic Preservation Commission on Month XX, 2017 and the Planning Commission on Month XX, 2017; and

WHEREAS, the City Council finds it to be in the best interests of the City to adopt the City of Bloomington Brick Streets Master Plan.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, ILLINOIS:

That the City of Bloomington Brick Streets Master Plan is hereby approved.

**PASSED this XX day of Month 2017.**

**APPROVED this XX day of Month 2017**

**CITY OF BLOOMINGTON**

**ATTEST**

\_\_\_\_\_  
Tari Renner, Mayor

\_\_\_\_\_  
Cherry L. Lawson, C.M.C., City Clerk

**APPROVED AS TO FORM**

\_\_\_\_\_  
Jeffrey R. Jurgens, Corporation Counsel

### **Comment 1**

My name is Missy Bruehl and I live @ 804 Summit St Bloomington. I recently received the letter from the City of Bloomington regarding the creation of a Brick Streets Master Plan and plan on attending the meeting tomorrow, June 15 @ 5pm with my husband.

We live on Summit Street, between Wood & MacArthur St. in Bloomington and are very concerned about the condition of our brick street! Recently, it appears that the City came and did some repair work and replaced a drain in front of 805 & 807. They finished off with laying gravel on top of the area that was dug up to do the work and now the dip in the street has expanded and deepened from there! Are there any plans to come back and fix that??

Also, I was told earlier that there wouldn't be any work done to improve the safety of our street unless it had over 10 patch/repair areas on it. Have you driven down our street lately??? I have counted at least 12! Turning off Wood St is dangerous because of the unevenness of the street due to past "repairs" done on it. Turning onto MacArthur from Summit St is even worse! There are other circumstances there that make the turns even more complicated...mainly being the parking situation of the cars on the street right near each corner. This is definitely an old street and when people park on both sides of the street, and especially near the corners, it is difficult to drive a single car down the street!! Could repairs be done to widen the street, leave the brick in the center and repair the gutters/curbs?? There is plenty of space between the street and the sidewalks that you could reclaim and use.

I would urge you to take a drive down our street sometime today and then later tonight, say...around 7 pm to see for yourself how frustrating this is living and driving on this street, so you can be prepared tomorrow for the first meeting.

You'll see for yourself how people that live on MacArthur park on our street and how, when families have visitors over for the evening, the number of cars affect the ability to drive down the street safely. God forbid we have an emergency and need vehicles (eg firetrucks or ambulances) to come to us!!

I appreciate you taking the time to read this and consider my concerns. If there is anything that you wish to discuss, you can reach me at work () or on my cell ().

Sincerely,

Missy Bruehl

**Comment 2**

I fully support maintaining brick streets wherever we can in Bloomington. I live at [REDACTED] Evans, which currently has a brick street, as do some other blocks of Evans.

When I first moved here in 2000, I signed a petition to keep the brick street on my block, and this remains my stand for North Evans St. This street is a very minor one, not a transportation artery in any sense. The neighborhood is full of houses older than 100 years, like my own.

I think too that it is more economical for the city to keep brick streets rather than pave and re-pave. We have few to no potholes on the brick street in front of my house, whereas the nearby paved streets, like Chestnut and Walnut, have had lots of potholes in the past year, and that danger threatens always when the streets are paved over the brick.

Please keep me updated on the plan.

**Comment 3**

A resident called to comment on the brick streets article she read today. She said she graduated from ISU in 1961 and has lived here ever since. She can't understand why the city would spend money on fixing brick streets when residents do not maintain their private property (lack of mowing, garbage in the parkway, homes in bad shape). One specific area is the 800 block of E Chestnut. She left her phone number, but did not say she needed a call back.

**Comment 4**

With this email I wish to pass along my support of the City of Bloomington officially adopting the Brick Streets Master Plan. Our remaining brick streets, and many which have been covered over with asphalt, are a community asset and should be preserved and restored whenever reasonably possible.

**Comment 5**

Maintaining and fixing our brick streets with bricks should be a priority. Not only does it slow down traffic in residential neighborhoods, it also helps keep our historic districts looking historic. Not to mention bricks last much longer than concrete or asphalt.

Thank you for considering this issue.

**Comment 6**

I have been a White Place resident for 23 years. Our brick boulevard has lasted much longer than any paved road, and it's cost less. In fact, it costs nothing to maintain because there are no pipes or wires running underneath that would require digging up the bricks and replacing them. The bricks are as solid as the day they were laid down.

I strongly believe that the brick streets in historic neighborhoods in Bloomington- Normal must be preserved to maintain the charm and the history of these neighborhoods. Property values are affected if the brick streets are not well-maintained, or paved over with ugly, smelly, environmentally harmful asphalt.

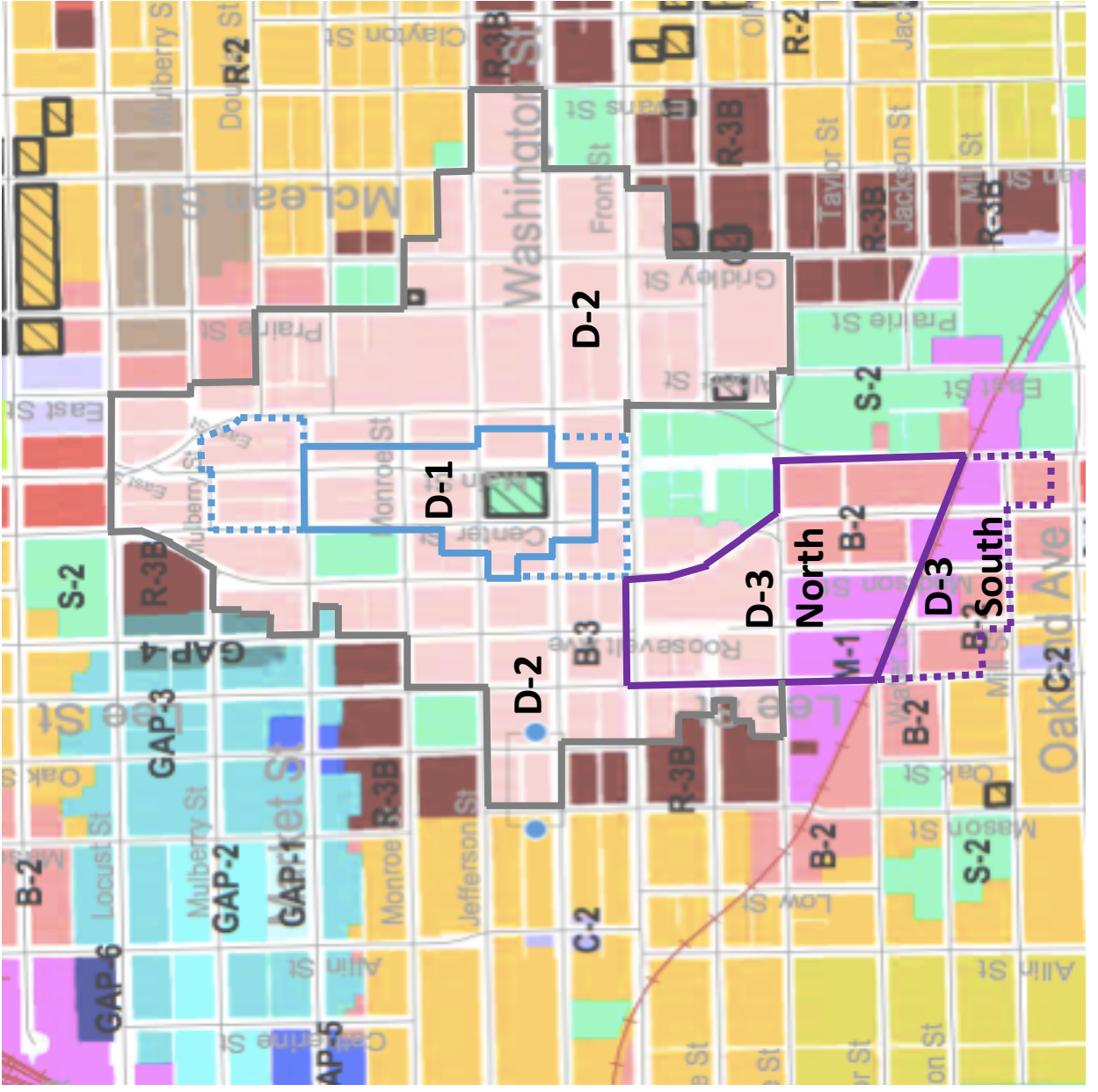
It's too bad that the brick streets around the campus of Illinois Wesleyan university have been destroyed, because when work had to be done under the street, the city either didn't have the know-how or the time or wherewithal to replace the bricks. There are cement patches in the brick streets around campus that are just plain ugly.

The brick street that runs from Clinton Blvd. to White Place on University is another case in point. The wrong type of brick was laid down and the street is crumbling. It's a shame and a disgrace that the city allows this unsightly scene to continue in a beautiful historic neighborhood.

I don't know anything about the cost of preserving the brick streets. But I know that the long-term benefit is worth it. The beautiful historic neighborhoods of this town are slowly vanishing.

Thank you very much for taking into serious consideration the value of preserving the past for future generations.





Note: Any highlighted references refer to the current zoning code and will be updated to accurately reflect references in the proposed code upon completion of its drafting.

## BLOOMINGTON ZONING ORDINANCE – DIVISION 5

### DIVISION 5. BUSINESS DISTRICT REGULATIONS

#### 44.5-1 – Purpose and Intent

#### 44.5-2 – Permitted Uses

#### 44.5-3 – Business District Bulk and Site Standards

#### 44.5-4 – General Standards

#### 44.5-5 – Development Standards Applicable to Business Districts

#### 44.5-1 – PURPOSE AND INTENT

##### A. **B-1** General Commercial District

The intent of this B-1 General Commercial District is to facilitate the development of community and regional commercial areas. Customers in this district will generally use a motor vehicle to reach a desired establishment. The development contemplated in this district has such distinguishing characteristics as unified site planning and development that promotes a safe and conducive atmosphere for large volumes of shoppers; site accessibility such that the high volumes of traffic generated create minimal congestion and adverse impact upon surrounding land use; and unified architectural treatment of buildings rather than an assemblage of separate, conflicting store and structural types.

Commented [ST1]: B-1 combined with C-3

##### B. **B-2** Local Commercial District

The intent of this B-2 Local Commercial District is to provide retail, commercial and service establishments, including retail stores and personal service facilities, which serve the frequently recurring needs of surrounding local employment areas and residential neighborhoods. In addition to serving commercial purposes, this district encourages a mix of land uses, continued community investment through infill and site renovations, and a development form that supports mixed transportation modes, such as bicycle, pedestrian and public transportation in addition to personal vehicles. Neighborhood shopping centers, particularly with a supermarket as a principal or anchor tenant, are appropriate at prominent intersections. The protection of surrounding residential properties from adverse impacts is a primary focus of this district.

Commented [ST2]: B-2 combined with C-2

##### C. C-1 Office District

The intent of this C-1 Office District is to accommodate office buildings primarily. Related retail, service, institution, and multiple family uses commonly associated with office uses are allowed to a limited extent. This district may be applied as a transitional use buffer between residential uses and uses which would be incompatible with residential districts. The prime characteristics of this district are the low intensity of land coverage and the absence of such nuisance factors as noise, air pollutant emission, and glare.

##### D. **D-1** Central Business District

Commented [ST3]: Former B-3

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The intent of this D-1 Central Business District is to provide for a variety of retail ~~stores and shops~~, office, ~~and service~~, residential and cultural amenities in the central business area of the City. This area has historically served ~~as the Bloomington's~~ major retail ~~and community center~~ and will continue in this capacity moving forward, ~~marketing function of the City and at the time of adoption of this Code displays a concentration of commercial development, government buildings and entertainment and cultural centers (including the U.S. Cellular Coliseum, the Pepsi Ice Center, and the Bloomington Center for the Performing Arts).~~ ~~In addition to commercial and governmental functions, arts and establishments supporting the arts are emphasized.~~ Residential uses, particularly mixed-use or multi-family residential development at a high density, are recognized as essential to the vitality of the district. While visitors are likely ~~to access the D-1 district by vehicle, pedestrian access and circulation is prioritized in the downtown core.~~ In this district each establishment contributes to the whole shopping area by adding to the variety of goods available and to comparison shopping opportunities. This ~~Recognizing the essential importance of building proximity to the public sidewalk and adjoining structures, interdependence of activities is given precedence over any desire to require accessory parking spaces adjacent to each building, although provisions are made for the cooperative~~ development of collective off-street parking facilities by public and private interests.

#### E. D-2 Downtown Transitional District

The intent of this D-2 Downtown Transitional District is to complement and support the uses located in the D-1 Central Business District. Office, service and civic uses, as well as residential apartments and multi-family dwellings, are appropriate in this district. Due to its transitional location between the central business district and outlying residential areas, the D-2 District permits development at a lower intensity and density than the downtown core. Pedestrian circulation is prioritized. To this end, buildings should be located close to the sidewalk with on-site parking located to the rear of the parcel and accessed from secondary roadways or alleys, though modest setbacks for courtyards, gardens and other similar amenities may be provided.

#### F. D-3 Downtown Warehouse and Arts District

The intent of this D-3 Downtown and Arts District is to facilitate entrepreneurship and innovation by accommodating mixed uses that complement the downtown and support various parts of the value-added chain. Uses permitted in this district support Bloomington's artist community and small scale "craftsman" industries with little to no noxious by-products. Appropriate uses include a mix of galleries, showrooms or small retail outlets, as well as commercial bakeries, wood shops, furniture and fixture manufacturing, and pottery studios. Although not the focus of this district, live-work studios, multi-family residential buildings, and loft-type residences above the first floor, are permitted. Due to the intended use of this district, the urban form may include buildings with larger footprints and greater setback distances than would be acceptable in the central business district. Pedestrian safety is emphasized in the context of increased truck and other vehicular traffic that may be present in the area.

### 44.5-2 – PERMITTED USES

Refer to Division **44.17** Definitions for clarity on the uses listed.

- A. Land Uses. Uses are allowed in the Business Districts in accordance with Table **44.5-2(A)**. The following key is to be used in conjunction with the Use Table.

Note: Any highlighted references refer to the current zoning code and will be updated to accurately reflect references in the proposed code upon completion of its drafting.

1. Permitted Uses. A "P" indicates that a use is considered permitted within that district as of right subject to compliance with all other requirements of this Ordinance.
2. Special Uses. An "S" indicates that a use is permitted, though its approval requires review by the City Council as required in Division 44.18, subject to compliance with all other requirements of this Ordinance and contingent upon conditions of approval which may be imposed by the city.
3. Uses Not Permitted. A blank space or the absence of the use from the table indicates that the use is not permitted within that district.
4. Use Regulations. Many allowed uses, whether permitted by right or as a Special Use, are subject to compliance with Division 44.18.
5. Unlisted Uses. If an application is submitted for a use not listed, the Zoning Enforcement Officer shall make a determination as to the proper zoning district and use classification for the new or unlisted use. If no permitted or special use is similar in character, intensity, and operations to that of the proposed use, a text amendment may be initiated pursuant to Division 44.18 to establish parameters for permitting such use within the City of Bloomington.

B. Allowed Uses Table.

TABLE 44.5-2(A): BUSINESS DISTRICTS – PERMITTED AND SPECIAL USES							
	B-1	B-2	C-1	D-1	D-2	D-3	Reference
<b>Agricultural</b>							
Agriculture	P	P	P	P	P	P	
Fish Hatcheries, Poultry Hatcheries	P	P	P				
Forestry	P	P		P			
Horticultural Services	P	P		P			
Urban Agriculture						P	
Urban Garden					P	P	
<b>RESIDENTIAL</b>							
<b>Household Living</b>							
Dwelling, Single-Family	S P <sup>1</sup>	S P <sup>1</sup>	S	P <sup>2</sup>		P <sup>2</sup>	
Dwelling, Single-Family Attached	9	9	9 S	P	P	P <sup>2</sup>	
Dwelling, Two-Family	P	P P <sup>2</sup>	P S	P <sup>2</sup>		P <sup>2</sup>	
Dwelling, Multiple-Family	9	9 P <sup>2</sup>	9 S	P <sup>2</sup>	P	P	
Live/Work Unit			S		P	P	
<b>Group Living</b>							
Agency Supervised Homes	P	P	P S	P P <sup>2</sup>	P		44.10-19
Agency-Operated Family Homes	P	P	P S	P P <sup>2</sup>	P		44.10-19
Agency-Operated Group Homes	P	P	P S	P P <sup>2</sup>	P	P <sup>2</sup>	44.10-19
Convents, Monasteries			P				44.10-19
Dormitories			P S		S		44.10-19
Group Homes for Parolees	S	S	S	S	S	S	44.10-19
<b>INSTITUTIONAL</b>							
<b>Education</b>							
Pre-schools	P	P	P	P	S		
Boarding Schools	P	P	P	P			
Business and Trade Schools	P	P	P	P			
College and University Classrooms	P	P	P	P	S		
<b>Government</b>							
Animal Detention Facilities, w/o outdoor exercise area	P	P					

Commented [ST4]: Current code: If a "9" appears in a column, the use is a special use if the lot was rezoned to C-1, B-1 or B-2 after August 26, 1996 or the use is a permitted use if the lot was zoned C-1, B-1 or B-2 on or before August 26, 1996 or would be zoned C-1, B-1 or B-2 under the terms of an annexation agreement in effect on or before August 26, 1996;

Note: Any highlighted references refer to the current zoning code and will be updated to accurately reflect references in the proposed code upon completion of its drafting.

	B-1	B-2	C-1	D-1	D-2	D-3	Reference
<b>Animal Detention Facilities, w/outdoor exercise area</b>	S	S					44.10-4
Courthouses				P			
Government Services and Facilities	P	P	P	P	P	P	
Police Stations, Fire Stations	P	P	P	P	P	P	
<b>Religious</b>							
Place of Worship	P S <sup>3</sup>	P	P <sup>3</sup>	P <sup>3</sup>	P <sup>3</sup>		
Cemeteries	P						44.10-10
<b>Health</b>							
Ambulatory Surgical Treatment Center	P	P	P	P			
Hospital or Medical Center	S		S				
<b>Residential-Type</b>							
Domestic Violence Shelter	P	P	P	P	P		
Home for the Aged	P	P S	P	P	S		44.10-19
<b>Other Institutional, Cultural</b>							
Clubs and Lodges	P	P	P	P S	P		44.10-12
Food Pantry	P	P	P	P	P		44.10-18
Libraries	P	P	P	P	P		
Museums and Cultural Institutions	P	P	P	P	P	P	
Zoos	P S						
<b>RECREATIONAL</b>							
Country Clubs, Golf Clubs, Golf Courses	P	P	P	P			44.10-16
Community Center	P	P S	P	P	P	S	44.10-13
Fairgrounds, Agricultural Exhibits	S						44.10-17
Parks and Recreation Facilities	P	P	P	P	P	P	
Riding Stables, Riding Schools	P S						
Swimming Clubs	P	P		P			
Swimming Pools, Community	P	P	P	P			44.10-32
<b>COMMERCIAL</b>							
<b>Aircraft and Automotive</b>							
Car Wash	P <sup>4</sup>	P S		P			44.10-9
Farm Machinery Sales and Service	P <sup>4</sup>	P					
Towing Services	I	I		I			
Truck Stops, Truck Plazas	P S	P					
Truck Wash	P S	P					
Vehicle Fueling Station	P	P S		P			
Vehicle Repair and Service	P S	P S		P			44.10-34
Vehicle Rental Service	P <sup>4</sup>	P	2	P			
Vehicle Sales and Service	P S	P		P			
<b>Entertainment and Hospitality</b>							
Amusement Parks	P S						
Commercial Recreation Facilities	P	P		P S			44.10-15
Community Reception Establishments					S		44.10-14
Entertainment and Exhibition Venues	P <sup>4</sup>	P		P	S		
Miniature Golf Courses	P						
Sexually Oriented Entertainment Businesses	P <sup>5</sup>	P <sup>5</sup>		P <sup>5</sup>			
Sports and Fitness Establishments	P	P	P	P	S	S	44.10-13
Theaters and Auditoriums	P	P	2	P		S	
<b>Lodging</b>							
Bed & Breakfast Establishments	P	P	P <sup>6</sup>	P	P		44.10-7
Boarding and Rooming Houses	P	P	P	P	S		44.10-19
Camp and Camping Establishments	S						44.10-8
Hotel or Motel	P	P		P	S	S	44.10-21

Commented [ST5]: Does this allow for senior living facilities as market currently provides?

Commented [ST6]: Current code: If a "I" appears in a column, the use is allowed in that zoning district only as an accessory use occupying not more than 40 percent of the floor area of any story within a Business, Office or Residential Building or combination thereof;

Commented [ST7]: Any differentiation for outdoor? Ex., shooting gallery/range; golf course. Also code currently permits Ice Rinks in R-3B

Commented [ST8]: Currently tied to S-4 District. Would prefer to link to a base zoning district. Preferences?

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	B-1	B-2	C-1	D-1	D-2	D-3	Reference
<b>Offices</b>							
Financial Services	P	P	P	P	<u>P</u>		
General Offices, Business or Professional	P	P	P	P	<u>P</u>	<u>P</u>	
Medical or Dental Office or Clinic	P	P	P	P	<u>P</u>		44.10-24
Medical Laboratory	<u>P</u>	P	P	<u>P</u>			
Printing, Copying and Mailing Services	P	P	P	P	<u>P</u>	<u>P</u>	
Recording and Broadcast Studios	P	<u>P</u>	P <sup>7</sup>	P		<u>P</u>	
Research Facility or Laboratory	<u>S</u>		<u>S</u>			<u>P</u>	
<b>Personal Services</b>							
Clothing Care: Tailor, Dry Cleaning, Coin Laundry, Shoe Repair, etc.	P	P	P <sup>7</sup>	P	<u>P</u>	<u>P</u>	
Funeral Parlor, Mortuary	P	P	P	<u>P</u>	<u>S</u>		
Instructional Studios	P	P	P <sup>7</sup>	P	<u>P</u>	<u>P</u>	
Kennels, with no outdoor exercise areas	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>			<u>P<sup>4</sup></u>	
Kennels, with outdoor exercise areas	S	<u>S</u>					
Personal Care: Barber Shop, Beauty Salon, Day Spa, etc.	P	P	P <sup>7</sup>	P	<u>P</u>	<u>P</u>	
<u>Pet Care: Grooming, Day Care, Training</u>	<u>P</u>	<u>P</u>	<u>P</u>				
Veterinary Office or Clinic	P	P	S	<u>P</u>	<u>P</u>		44.10-35
Day Care Centers	P	P	P	<u>P</u>	<u>S</u>		
<b>Retail and Service</b>							
Artisanal/Craft Production and Retail	P	P		P	<u>P</u>	<u>P</u>	
Auction Houses	P	<u>P</u>		<u>P</u>		<u>P</u>	
Bars, Taverns, Nightclubs	P <sup>4</sup>	<u>P</u> <u>S</u>	P <sup>7</sup>	P	<u>S</u>	<u>P</u>	
Building Materials and Supplies	P	<u>P</u>		<u>P</u>			
Catering Services	P	P		<u>P</u>		<u>P</u>	
<u>Drive-Through, attached to a retail or service use</u>	<u>P<sup>4</sup></u>	<u>P<sup>4</sup></u>	<u>S</u>				
Drug Stores and Pharmacies	P	P	S	P	<u>P</u>		
<u>Farmers Market</u>					<u>P</u>		
Grocery Stores, Supermarkets	P	P	P <sup>7</sup>	<u>P</u>			
Gun Shops	P <sup>4</sup>	P <sup>4</sup>		<u>P</u>			
Liquor Stores	P	P	P <sup>7</sup>	<u>P</u>			
Manufactured and Mobile Home Sales	S	<u>S</u>					44.10-23
Medical Marijuana Dispensing Organization	P	P	P	P	<u>P</u>	<u>P</u>	
Mobile Food and Beverage Vendor	P	P	P	P		<u>P</u>	44.10-27
Restaurants, Cafeterias	P	P	P <sup>7</sup>	P	<u>P</u>	<u>P</u>	
Retail Sales, General	P	P	P <sup>7</sup>	P	<u>P</u>	<u>P</u>	
Retail sales, Outdoor	P	<u>P</u> <u>S</u>		<u>P</u> <u>S</u>		<u>P</u>	
Roadside Markets	P						
Sexually Oriented Business	P <sup>5</sup>	<u>P<sup>5</sup></u>		<u>P<sup>5</sup></u>			
Specialty Food Shops	P	P	P <sup>7</sup>	P	<u>P</u>	<u>P</u>	
<b>INDUSTRIAL</b>							
<b>Manufacturing and Production, Light</b>							
Apparel, Fabrics, Leather Industries						<u>P</u>	
Commercial Cleaning and Repair Services	P	P <sup>4</sup>	P	<u>P</u>			
<u>Commercial Community Kitchen</u>			<u>P</u>	<u>P</u>	<u>S</u>	<u>P</u>	
<u>Crematories</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>			
<u>Electronics Assembly Plants</u>	<u>P</u>	<u>P</u>		<u>P</u>			
Fabricated Metal Industries						<u>S</u>	
Furniture and Fixtures Industries						<u>S</u>	
Trade and Construction Services	P	P	<u>3</u>	<u>P</u>		<u>P</u>	

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	B-1	B-2	C-1	D-1	D-2	D-3	Reference
<del>Wholesaling, Distribution and Storage Facilities</del>	<del>4</del>	<del>4</del>	<del>4</del>	<del>4</del>			
<b>Manufacturing and Production, Heavy</b>							
<del>Refuse Disposal Services</del>	<del>S</del>	<del>S</del>					
<b>Storage and Equipment Yards</b>							
Mini Warehouses	S	S		S			44.10-26
Parking Lot, Commercial	<del>P S</del>	<del>P S</del>	S	<del>P S</del>		<del>S</del>	
<b>Transportation</b>							
<del>Airports and Landing Fields</del>	<del>S</del>	<del>S</del>	<del>S</del>				<del>44.10-3</del>
Bus and Taxi Passenger Terminals	<del>P S</del>	<del>P</del>	<del>P<sup>7</sup></del>	<del>P S</del>			
Heliports, Heliport Terminals	<del>S</del>	<del>S</del>	<del>S</del>	<del>S</del>			
Rail Passenger Terminals	<del>P</del>	<del>P</del>		P			
<b>Utilities</b>							
<del>Private Solar Energy Conversion Facilities</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>44.10-31</del>
<del>Private Wind Energy Conversion Facilities</del>	<del>P</del>	<del>P</del>					<del>44.10-36</del>
Public or Private Utility Facility, Minor	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	
Radio, Television Stations-Towers	<del>P</del>	<del>P</del>		<del>P</del>		<del>P</del>	
Wireless Communication Facilities	<del>P<sup>8</sup></del>	<del>P<sup>8</sup></del>	<del>P<sup>8</sup></del>	<del>P<sup>8</sup></del>	<del>P<sup>8</sup></del>	<del>P<sup>8</sup></del>	<del>44.10-37</del>

- ~~The dwelling is allowed only as a residence for watchmen or caretakers of business or industrial uses permitted in that zoning district~~
- The use is permitted only when located above the first story above grade
- Maximum permitted height is forty-five (45) feet or three (3) stories, whichever is lower.
- ~~A Special Use is required when the use adjoins a Residential District boundary line.~~
- The use is allowed in the zoning district represented by that column provided that no lot line of the lot to be occupied by such use shall be located closer than 1,000 feet to the lot line of a lot occupied by ~~a Sexually Oriented Entertainment Business, an adult cabaret, an adult hotel/motel, an adult lingerie modeling studio, an adult media store, an adult modeling studio, an adult motion picture theater, or other Sexually Oriented Business, a sex shop, or a sexually oriented entertainment business~~ and further provided that no lot line of the lot to be occupied by such use shall be located closer than 500 feet to the lot line of a lot used for ~~a Commercial Recreation Facility, an amusement center, an amusement park, a Day Care Center, children's home, children's museum, orphanage, Agency-Operated Family Home, Agency-Operated Group Home, Agency-Supervised Home, child care facility, foster care home, hobby shop or toy store, institutional home for the care of children, nursery school, Pre-school, Public or Private School, Boarding School, elementary school, junior high school, senior high school, Park or Recreation Facility, playground, gymnasium Sports and Fitness Establishment, Community Center, recreation center, a miniature golf course, Place of Worship, religious education facility, Residential Dwelling, skating rink, or Hospital or Zoo.~~
- The use is allowed in that zoning district only as an accessory use occupying not more than forty percent (40%) of the floor area of any story within a Business, Office or Residential Building or combination thereof;
- The use is allowed in that zoning district only as an accessory use occupying not more than twenty-five percent (25%) of the floor area of any story within an Office or Residential Building or combination thereof;
- The use is permitted as a principal use provided that the maximum height of the wireless communication facility shall not exceed one (1) foot for each two (2) feet that such wireless communication facility is set back from Protected Residential Property.

### 44.5-3 – BUSINESS DISTRICT BULK AND HEIGHT STANDARDS

- A. Site Dimensions Table. All development in Business Districts must comply with the requirements in Tables ~~44.5-3(A)~~ and ~~44.5-3(B)~~, and Diagram ~~44.5-3(A)~~ and ~~44.5-3(B)~~, unless otherwise expressly stated.

TABLE ~~44.5-3(A)~~: BULK AND SITE STANDARDS B-1, B-2 AND C-1 DISTRICTS



Note: Any highlighted references refer to the current zoning code and will be updated to accurately reflect references in the proposed code upon completion of its drafting.

District	Lot Characteristics		Site Design			Development Intensity		
	Min. Lot Width (W)	Min. Lot Area (s.f.)	Front Yard (F)	Side Yard (S)	Rear Yard (R)	Floor Area Ratio (FAR)	Max. Building Height	
			Min.	Min.	Min.		Feet	Stories
B-1	-	-	-	0' or min. Min. 5' if side yard is provided; or 1/3 of building height for buildings > 3 stories	0' or min. Min. 5' if side yard is provided; or 1/3 of building height for buildings > 3 stories	0.8		
B-2	-	-	-	0' or Min. 5' if side yard is provided; or 1/3 of building height for buildings > 3 stories	0' or Min. 5' if side yard is provided; or 1/3 of building height for buildings > 3 stories	0.5	30'	2
C-1	-	-	20'	0' or min. Min. 5' if side yard is provided; or 1/3 of building height for buildings > 3 stories	20'	1.0		

Diagram 44.5-3(A): Required Yards for B-1, B-2, C-1 Districts

(insert diagram)

Note: Any highlighted references refer to the current zoning code and will be updated to accurately reflect references in the proposed code upon completion of its drafting.

TABLE 44.5-3(B): BULK AND SITE STANDARDS D-1, D-2, D-3 DISTRICTS									
District	Lot Characteristics		Site Design				Development Intensity		
	Min. Lot Width (W)	Min. Lot Area (s.f.)	Front Yard (F)		Side Yard (S)	Rear Yard (R)	Floor Area Ratio (FAR)	Max. Building Height	
			Min.	Max.	Min.	Min.		Feet	Stories
D-1	25'	-	-	5'	-	-	12.0		
<b>D-2</b>									
In General	40'	-	5'	15'	5'	5'		65'	6
Adjoining Res. District	40'	-	15'	25'	Min. 6'; or 1/3 of building height for buildings > 3 stories	Min. 12'; or 1/3 of building height for buildings > 3 stories		55'	4
<b>D-3</b>									
In General	50'	-	-	15'	5'	5'		55'	4
Adjoining Res. District	50'	-	15'	25'	Min. 6'; or 1/3 of building height for buildings > 3 stories	Min. 12'; or 1/3 of building height for buildings > 3 stories		55'	4

Commented [ST9]: Current R-3B Height Limit. Would like to discuss further with Bloomington staff.

**Diagram 44.5-3(B): Required Yards for D-1, D-2, D-3 Districts**

(insert diagram)

**44.5-4 – GENERAL STANDARDS**

A. On-Site Development Standards. See Division 44.10 – General Provisions for various on-site development standards such as exterior lighting requirements, permitted encroachments, temporary sales, accessory uses and structures. In addition to the requirements of Division 44.10 and Table 44.5-3(A), the following regulations apply.

1. Lots zoned to the B-1, B-2 and C-1 District that are adjacent to a Residential District shall provide transitional front, side and rear yards as follows:
  - a) Front Yard adjoining a Residential District: equal to the required front yard of the adjacent Residential District
  - b) Side Yard adjoining a Residential District: equal to ten (10) feet plus the required minimum side yard of the adjacent Residential District.
  - c) Rear Yard adjoining a Residential District: equal to fifteen (15) feet plus the required minimum rear yard of the adjacent Residential District.
2. The transitional yard shall be maintained free of buildings, structures, parking facilities or outdoor storage; provided, however, that parking may be permitted in a rear transitional yard if such parking is located no closer than ten (10) feet from the rear property line and screening is provided pursuant to Division 13.

Commented [ST10]: "adjacent" to include across the alley

B. Use Provisions. See Division 44.11 – Use Provisions for standards governing permitted and special uses.

*Note: Any highlighted references refer to the current zoning code and will be updated to accurately reflect references in the proposed code upon completion of its drafting.*

- C. Off-Street Parking and Loading. See Division **44.13** – Off-Street Parking and Loading for standards governing off-street parking and loading. In addition, the following regulations apply:
  - 1. In the D-1 District, off-street parking areas shall not occupy any space between the building facade and a public street.
  - 2. In the D-2 and D-3 Districts, off-street parking areas may be located to the side or rear of a building but shall not occupy any space between the building façade and the front property line.
- D. Landscaping. See Division **44.14** – Landscaping and Screening for standards regarding landscaping and screening.
- E. Signs. See Division **44.15** - Signs for standards governing the type, placement, size and scale of signs.

#### **44.5-5 – DEVELOPMENT STANDARDS APPLICABLE TO BUSINESS DISTRICTS**

- A. Site Plan Review. Development proposals meeting the following criteria shall be subject to Site Plan Review in accordance with the requirements of Division 44.18.
  - 1. New development, infill or redevelopment in any Business District.
  - 2. Building or site alteration in any Business District that includes one or more of the following:
    - a) Expansion of the floor area or height of any building or structure by 20% or more.
    - b) Alterations to off-street parking areas that increase or decrease the number of parking spaces by 20% or more.
    - c) Exterior alterations that substantially modify a building’s architectural appearance, including alteration of exterior building materials, rooflines or window openings.
    - d) Other significant changes to site access, landscaping, parking and site characteristics as determined by the Zoning Administrator.
- B. Regulations Applicable to the D-1, D-2 and D-3 Districts.
  - 1. Building Characteristics in the D-1 District
    - a) The primary ground-floor entrance shall face a public street.
    - b) A building façade shall occupy at least ninety-five percent (95%) of the front setback line
    - c) Clear, non-reflective windows shall comprise at least seventy-five percent (75%) of the front façade between two (2) and eight (8) feet above the sidewalk.
    - d) All entries shall be recessed from the front building wall a minimum of three (3) and a maximum of eight (8) feet deep, and be no greater than eight (8) feet in width.
    - e) Any building that exceeds twenty-five (25) feet in width along a public street shall be designed to appear as a series of two or more buildings no wider than twenty-five (25) feet each.
    - f) Loading docks, overhead doors and other service entry areas are prohibited on street-facing building facades.
    - g) Exterior storage and refuse facilities shall not adjoin a public street or sidewalk. Such facilities shall be fully screened on all sides by an opaque enclosure.
  - 2. Building Characteristics in the D-2 District
    - a) The primary ground-floor entrance shall face a public street.

**Commented [ST11]:** Bloomington staff: interested in using site plan review more broadly. One option is to trigger only for Business District parcels of a certain size (e.g., 7 acres, which is currently the min. lot size for C-2). Alternately, there can be a broad trigger with a bifurcated site plan review process: administrative review of minor applications and standard (Council) review for others. Often, infill sites don't meet acreage thresholds but can present concerns/challenges for the community. The downtown, for example, seems like an area that would warrant site plan review.

*Note: Any highlighted references refer to the current zoning code and will be updated to accurately reflect references in the proposed code upon completion of its drafting.*

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- b) For commercial and recreational buildings: clear, non-reflective windows shall comprise at least fifty percent (50%) of the front façade between three (3) and nine (9) feet above the sidewalk.
  - c) For residential buildings: clear, non-reflective windows shall comprise at least twenty percent (20%) of the front façade between three (3) and nine (9) feet above the sidewalk.
  - d) Any building that exceeds fifty (50) feet in width along a public street shall be designed to appear as a series of two or more buildings no wider than fifty (50) feet each.
  - e) A building façade shall occupy at least sixty percent (60%) of the front setback line
  - f) Loading docks, overhead doors and other service entry areas are prohibited on street-facing building facades.
  - g) Exterior storage and refuse facilities shall not adjoin a public street or sidewalk. Such facilities shall be fully screened on all sides by an opaque enclosure.
3. Building Characteristics in the D-3 District
- a) The primary ground-floor entrance shall face a public street.
  - b) A building façade shall occupy at least forty percent (40%) of the front setback line
  - c) Exterior storage and refuse facilities shall not adjoin a public street or sidewalk. Such facilities shall be fully screened on all sides by an opaque enclosure.

## City of Bloomington 2018 Meetings and Deadlines

Planning Commission	
Submit by	Meeting
12/18/2017	1/10/2018
12/29/2017	1/24/2018
1/22/2017	2/14/2018
2/5/2018	2/28/2018
2/19/2018	3/14/2018
3/5/2018	3/28/2018
3/19/2018	4/11/2018
4/2/2018	4/25/2018
4/16/2018	5/9/2018
4/30/2018	5/23/2018
5/21/2018	6/13/2018
6/4/2018	6/27/2018
6/18/2018	7/11/2018
7/2/2018	7/25/2018
7/16/2018	8/8/2018
7/30/2018	8/22/2018
8/20/2018	9/12/2018
8/31/2018	9/26/2018
9/17/2018	10/10/2018
10/1/2018	10/24/2018
10/22/2018	11/14/2018
11/5/2018	11/28/2018
11/19/2018	12/12/2018
12/3/2018	12/26/2018

PC

Text amendments  
 Preliminary Plans  
 PUD's  
 Final Plats  
 (except expedited goes to clerk)  
 Re-zoning

Zoning Board	
Submit by	Meeting
12/22/2017	1/17/2018
1/29/2018	2/21/2018
2/26/2018	3/21/2018
3/26/2018	4/18/2018
4/23/2018	5/16/2018
5/25/2018	6/20/2018
6/25/2018	7/18/2018
7/23/2018	8/15/2018
8/27/2018	9/19/2018
9/24/2018	10/17/2018
10/29/2018	11/21/2018
11/26/2018	12/19/2018

ZBA

Special use permits  
 Variances  
 Sign code amendment  
 Sign variance

Historic Preservation	
Submit by	Meeting
12/22/2018	1/18/2018
1/22/2018	2/15/2018
2/19/2018	3/15/2018
3/26/2018	4/19/2018
4/23/2018	5/17/2018
5/25/2018	6/21/2018
6/25/2018	7/19/2018
7/23/2018	8/16/2018
8/27/2018	9/20/2018
9/24/2018	10/18/2018
10/22/2018	11/15/2018
11/26/2018	12/20/2018

HP

Funk, Rust  
 Certificate of Appropriateness  
 Certificate of Economic Hardship  
 Designations