

ORDINANCE NO. 2021 - 5

AN ORDINANCE AUTHORIZING A TEXT AMENDMENT TO THE BLOOMINGTON ZONING ORDINANCE, CHAPTER 44 OF THE CITY CODE, TO ESTABLISH THE R-D DOWNTOWN NEIGHBORHOOD RESIDENCE DISTRICT, AND FURTHER AUTHORIZING MAP AMENDMENTS TO THE OFFICIAL ZONING MAP FOR PROPERTIES IN THE CITY OF BLOOMINGTON

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

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

WHEREAS, following public testimony during the recent zoning ordinance amendment process in March 2019, it had been determined that the City desires to conduct additional analysis of the R-3B Multifamily Zoning District regulations and application on properties located adjacent to Downtown Bloomington; and

WHEREAS, it was determined that the R-3B Multifamily District may no longer promote and align with the goals of the City of Bloomington Comprehensive Plan 2035 (Resolution 2015-31); and

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

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

WHEREAS, City staff, working in consultation with the Bloomington Planning Commission, Zoning Board of Appeals, and community stakeholders, provided to the City Council on September 28, 2020, a draft potential text amendment; and

WHEREAS, said draft text amendment has been further amended by the City Council and is attached hereto as Exhibit A; and

WHEREAS, upon the adoption of text amendments to the Bloomington Zoning Ordinance, the properties, hereinafter described in Exhibit "B", may have zoning classifications that are no longer compatible with the zoning ordinance, therefore requiring amendments to the Official Zoning Map of the City; and

WHEREAS, on September 28, 2020 the City Council passed Resolution 2020-25 initiating a public hearing on the aforementioned text and map amendments; and

WHEREAS, after proper notice was given, the Bloomington Planning Commission conducted a public hearing on said text and map amendments and found said amendments to be in accordance with the goals of the Comprehensive Plan and in the best interest of the City of Bloomington and recommended Council approve said amendments; and

WHEREAS, pursuant to Chapter 44.17-6 of the Bloomington City Code, the City Council has the power to pass this ordinance and amend Chapter 44 of the Bloomington City Code and to further amend the Official Zoning Map.


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

1. That the above recitals are incorporated into and made a part of this ORDINANCE as though fully set forth herein.
2. That the text amendment to the Bloomington Zoning Ordinance, Chapter 44 of the Bloomington City Code to establish the R-D, Downtown Neighborhood Residence District as set forth in Exhibit "A" is in the best interest of the City of Bloomington, aligns with the goals Comprehensive Plan and is hereby approved;
3. That the map amendments for multiple properties in the City of Bloomington specified in Exhibit "B", attached hereto and incorporated herein by reference, are hereby approved;
4. That the Ordinance shall be in full force and effective as of the date of its passage and approval.

PASSED this 8th day of February 2021.


APPROVED this 18th day of February 2021.

CITY OF BLOOMINGTON



Tari Renner, Mayor

ATTEST



Leslie Smith-Yocum, City Clerk



R-D Downtown Neighborhood
 Residence District
Recommended Changes for the R-3B Study Area

Purpose and Intent (Section 4-1)

- **R-D Downtown Neighborhood Residence District.** The R-D Downtown Neighborhood Residence District is intended to accommodate primarily residential areas adjacent to Bloomington’s Central Business District characterized by a mixture of housing types and scales including large and small lot single-family detached and attached homes as well as low intensity multifamily buildings. New development and redevelopment in the district is intended to be supportive of the overall historic character of the area and prioritize the preservation of historic structures. This district allows for the conversion of single-family detached properties to multifamily or office uses to preserve the integrity of historic structures and extend their economic life by allowing owners to justify expenditures for repairs and modernization.

Permitted and Special Uses (Section 4-2)

See attached table.

- **Uses to Add to Table**
 - Residential conversions - 2 units permitted with use provisions, more than 2 units special use
 - Office conversions - special use

Bulk and Site Standards (Section 4-3)

- **Lot Characteristics**
 - **Minimum Lot Width for Lots on Block Fronts with Three (3) or fewer Front Facing Parcels.** The minimum lot width shall be calculated as the average of the front facing lot widths along the opposite side of the street and on the same block, or as the average of the lot widths along the same side of the street and on the adjacent block, whichever is lesser. The widest and narrowest lot widths shall be eliminated in the making of the computation.
 - **Minimum Lot Width for Lots on Block Fronts with Four (4) or more Front Facing Parcels.** The minimum lot width shall be calculated as the average of the lot widths of front facing lots along the same side of the street and on the same block, or 30 feet, whichever is greater. The widest and narrowest lot widths shall be eliminated in the making of the computation.
 - **Minimum Lot Area for Lots on Block Fronts with Three (3) or fewer Front Facing Parcels.** The minimum lot area shall be calculated as the average of the lot areas of front facing lots along the opposite side of

EXHIBIT A--TEXT AMENDMENT

the street and on the same block, or as the average of the lot areas of front facing lots along the same side of the street and on the adjacent block, whichever is lesser. The smallest and largest lot areas of the parcels shall be eliminated in the making of the computation.

- **Minimum Lot Area for Lots on Block Fronts with Four (4) or more Front Facing Parcels.** The minimum lot area shall be calculated as the average of the lot areas of the front facing lots along the same side of the street and on the same block, or 4,500 square feet, whichever is greater. The smallest and largest lot areas of the parcels shall be eliminated in the making of the computation.
- **Minimum Lot Area per Multifamily Unit.** The minimum lot area per multifamily unit shall be one thousand (1,000) square feet.
- **Site Design**
 - **Front Yard for Lots on Block Fronts with Three (3) or fewer Front Facing Parcels.** The required front yard setback shall be calculated as the average of the existing front yard setbacks as measured from the front lot line to the principal structure, excluding permitted encroachments as detailed in Section 9-4, along the opposite side of the street and on the same block or along the same side of the street and on the adjacent block, whichever is lesser. The shortest and longest setbacks shall be eliminated in the making of the computation.
 - **Front Yard for Lots on Block Fronts with Four (4) or more Front Facing Parcels.** The required front yard setback shall be calculated as the average of the existing front yard setbacks as measured from the front lot line to the principal structure, excluding permitted encroachments as detailed in Section 9-4, along the same side of the street and on the same block. The shortest and longest setbacks shall be eliminated in the making of the computation.
 - **Through Lots.** Shall provide the required front yard on both streets.
 - **Rear Yard.** A rear yard shall have a depth of not less than fifteen percent of the depth of the lot or twenty-five (25) feet, whichever is greater.
 - **Side Yards.** The required minimum side yard setback shall be ten (10) percent of the lot width or five (5) feet, whichever is greater, and the minimum required combined side yard setback shall be twenty five (25) percent of the lot width, or ten (10) feet, whichever is greater as measured to the exterior wall of the structure.
- **Development Intensity**
 - **Maximum Building Coverage.** 45%
 - **Maximum Building Height.** 45 feet or 4 stories.

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Use Provisions (Division 10)

- **10-40 Multifamily Conversions**
 - **Size.** Each residential unit shall be a minimum of eight hundred (800) square feet.
 - **Location of Entrances.** Only one entrance shall be located on the front façade of the structure.
 - **Driveways.** Each dwelling unit shall be served by one common driveway connecting all units to a public road or alley.
 - **Parking.** Each dwelling unit shall be required to have a minimum of one (1) off-street parking space. Tandem parking spaces (one car parked behind another) shall be prohibited.
- **10-41 Office Conversions**
 - **Location of Entrances.** Only one entrance shall be located on the front façade of the structure.
 - **Outdoor Activity/Storage.** No outdoor activity or storage shall be permitted in conjunction with an office conversion use.
 - **Location of Parking.** All off-street parking, as required by Section 12-8 (E) of this UDO, shall be located in the rear of buildings.
 - **Driveways.** Curb cuts and site vehicular access shall be minimized in frequency and width and shall not dominate the site plan or the property and street frontage.
 - **Traffic.** Office conversion uses shall not create pedestrian, automobile, or truck traffic significantly in excess of the normal amount of the district.
 - **Location of Service, Loading, and Utility Areas.** Service areas, dumpsters, utilities, and the required screening thereof shall not be visible from a right-of-way.
 - **Walkways.** Pedestrian access shall be provided to the building entries and parking areas connecting to the sidewalk at the street frontage.
 - **Signs.** Office conversion uses shall be permitted one (1) monument sign. The sign shall not exceed six (6) square feet in area nor four (4) feet in height. Sign materials shall complement the building materials, colors, and architectural character of the primary structure.
- **10-42 Single-Family Detached New Construction in R-D District**
 - **Orientation.** The main entrance to a single-family detached dwelling shall face the primary street.
 - **Accessory Buildings and Structures.** Garages, accessory dwelling units, and other accessory buildings and structures shall not be located between the front façade of the primary structure and front lot line. Garages shall be accessed from the alley. If alley access is not available garages may be accessed by a single-slab or ribbon driveway connecting the garage to the right-of-way. Single-slab driveways and driveway

- aprons for single-slab and ribbon driveways shall meet the standards of **Section 4-4(C)(2)(b)**.
- **Ribbon Driveway Design Standards.**
 - Ribbons shall be a minimum of two (2) feet wide and a maximum of three (3) feet wide.
 - Ribbons shall be a minimum of three (3) feet apart measured from their nearest edges. The space between ribbons shall be planted in turf grass or other ground cover used in the front yard.
 - Ribbons shall be concrete including decorative concrete, patterned concrete, and exposed aggregate concrete, porous asphalt, concrete pavers, paving blocks, or similar materials approved by the City Engineer.
 - **Architecture.** Single-family detached new construction shall be similar in mass and character to abutting properties including roof pitch, eaves, building materials, windows, trim, color and landscaping.
 - **Quality Materials.** Exterior building materials shall be traditional, time- and weather- tested materials and techniques such as but not limited to masonry, stone veneer systems, stucco, precast panels with inlaid or stamped brick texture.
 - **10-43 Single-Family Attached New Construction in R-D District**
 - **Orientation.** The main entrances to a single-family attached dwelling shall face the primary street.
 - **Accessory Buildings and Structures.** Garages and other accessory buildings and structures shall be located in the rear of the primary structure. Garages shall be accessed from the alley. If alley access is not available garages may be accessed by a single-slab or ribbon driveway connecting the garage to the right-of-way. Single-slab driveways and driveway aprons for single-slab and ribbon driveways shall meet the standards of **Section 4-4(C)(2)(b)**.
 - **Ribbon Driveway Design Standards.**
 - Ribbons shall be a minimum of two (2) feet wide and a maximum of three (3) feet wide.
 - Ribbons shall be a minimum of three (3) feet apart measured from their nearest edges. The space between ribbons shall be planted in turf grass or other ground cover used in the front yard.
 - Ribbons shall be concrete including decorative concrete, patterned concrete, and exposed aggregate concrete, porous asphalt, concrete pavers, paving blocks, or similar materials approved by the City Engineer.
 - **Architecture.** Single-family attached new construction shall be similar in mass and character to abutting properties including roof pitch, eaves, building materials, windows, trim, color, and landscaping.

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- **Quality Materials.** Exterior building materials shall be traditional, time- and weather- tested materials and techniques such as but not limited to masonry, stone veneer systems, stucco, precast panels with inlaid or stamped brick texture.
- **10-44 Multifamily New Construction in R-D District**
 - **Orientation.** The main entrance to a multiple-unit dwelling building shall face the primary street.
 - **Location of Parking.** All off-street parking, as required by Section 12-8 (E) of this UDO, shall be located in the rear of buildings.
 - **Driveways.** Curb cuts and site vehicular access shall be minimized in frequency and width and shall not dominate the site plan or the property and street frontage.
 - **Location of Service, Loading, and Utility Areas.** Service areas, dumpsters, utilities, and the required screening thereof shall not be visible from a right-of-way.
 - **Walkways.** Pedestrian access shall be provided to the building entries and parking areas connecting to the sidewalk at the street frontage.
 - **Architecture:** Multifamily new construction shall be similar in mass and character to abutting properties including roof pitch, eaves, building materials, windows, trim, color, and landscaping.
 - **Quality Materials.** Exterior building materials shall be traditional, time- and weather- tested materials and techniques such as but not limited to masonry, stone veneer systems, stucco, precast panels with inlaid or stamped brick texture.
- **10-45 Accessory Dwelling Unit Conversion and New Construction.**
 - **Primary Residence.** The primary building shall be a single-family detached use and the primary residence of the owner of the property.
 - **Size.** Accessory dwelling units shall not be greater than eight hundred (800) square feet or fifty (50) percent of the size of the primary building, whichever is less.
 - **Location.** Accessory dwelling units shall comply with all location requirements for accessory buildings found in **Section 10-43** and **Section 9-8**.
 - **Orientation.** Only one (1) entrance shall be located on the front façade of the primary building. Entrances to accessory dwelling units must be located on the side or rear façade.
 - **Access.** Accessory dwelling units shall be accessed from the alley. If alley access is not available, both the primary building and the accessory dwelling unit shall be served by one (1) common driveway connecting the accessory dwelling unit to a public or private road.
 - **Parking.** A minimum of one (1) parking space shall be provided for the accessory dwelling unit in addition to the parking space(s) required for the primary building. The parking for the accessory dwelling unit shall not be located in the required front yard setback. A tandem parking

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space, where one (1) car is parked behind another, with the spaces required for the primary building shall be prohibited.

- **Architecture.** Accessory dwelling units shall be similar in character to the primary building and to abutting properties including roof pitch, eaves, building materials, windows, trim, color, and landscaping.

Definitions

- **Multifamily Conversion:** A building originally designed or intended to be used principally as a single-family residence, which has been legally converted into use as a multifamily residence.
- **Office Conversion:** A building originally designed or intended to be used principally as a single-family residence, which has been legally converted into use as a commercial business for any of the following related categories, architecture, engineering, planning, law, interior design, insurance, real estate, or any similar type of profession excluding financial services and medical or dental offices or clinics.

Note

The success of the regulations recommended herein are highly dependent on the administration and enforcement capabilities of the City of Bloomington. In order to ensure that all proposed regulations are enforceable, it is recommended that the City perform a detailed inventory and analysis to establish an exact accounting of existing conditions, including lot widths, lot areas, setbacks, structure location and orientation, number of units per lot, and number of off-street parking spaces per lot in the proposed R-D Downtown Neighborhood Residence District. This inventory will establish all legal nonconforming structures and uses at the time this ordinance is adopted.

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TABLE 4-2(A): RESIDENTIAL DISTRICTS - PERMITTED AND SPECIAL USES

	R-1A	R-1B	R-1C	R-1H	R-2	R-3A	R-3B	R-4	R-D	Reference
Agricultural										
Apiary/Bee Keeping	P	P	P	P	P	P	P	P	P	10-5
Chicken Keeping	S	S	S	S	S	S	S	S	S	10-11
Urban Agriculture						S	S		S	
Urban Garden			P	P	P	P	P	P	P	
RESIDENTIAL										
Household Living										
Dwelling Unit, Accessory									S	10-45
Dwelling Unit, Single-Family	P	P	P	P	P	P	P		P	
Dwelling Unit, Single-Family Attached					S	P	P		P	
Dwelling Unit, Two-Family			S	S	P	P	P		P	
Dwelling Unit, Multiple-Family					S	P	P		P	
Dwelling Unit, Multiple-Family Conversion (2 units)					S				P	10-40
Dwelling Unit, Multiple-Family Conversion (3+ units)					S				S	10-40
Manufactured Homes				P						
Mobile Homes								P		
Dwelling Unit, Accessory										
Live/Work Unit							S		S	
Group Living										
Agency Supervised Homes			P	P		S	S		S	10-19
Agency-Operated Family Homes	P	P	P	P	P	P	P		P	10-19
Agency-Operated Group Homes					S	P	P		S	10-19
Convents, Monasteries					S	S	P		P	10-19
Dormitories					S	S	P		S	10-19
Group Homes for Parolees	S	S	S	S	S	S	S	S	S	10-19
INSTITUTIONAL										
Education										
Pre-schools	S	S	S		S	S	S	S	S	
Government										
Government Services and Facilities	P	P	P		P	P	P	P	P	
Police Stations, Fire Stations	P	P	P		P	P	P	P	P	
Religious										
Place of Worship	S ¹	S ¹	S ¹	S ¹	S ¹	S ¹	S ¹	S ¹	S ¹	

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TABLE 4-2(A): RESIDENTIAL DISTRICTS - PERMITTED AND SPECIAL USES

	R-1A	R-1B	R-1C	R-1H	R-2	R-3A	R-3B	R-4	R-D	Reference
Cemetery and Columbarium	S	S	S	S	S	S	S	S	S	10-10
Residential-Type										
Domestic Violence Shelter					P	P	P		P	
Home for the Aged						S	S		S	10-19
Other Institutional, Cultural										
Clubs and Lodges							S		S	
Food Pantry							S		S	10-18
RECREATIONAL										
Country Clubs, Golf Clubs, Golf Courses	S	S	S	S	S	S	S	S	S	10-12
Community Center						S	S	S	S	10-13
Parks and Recreation Facilities	P	P	P	P	P	P	P	P	P	
Swimming Clubs						S	S	S	S	
Swimming Pools, Community	S	S	S	S	S	S	S	S	S	10-32
COMMERCIAL										
Entertainment and Hospitality										
Sports and Fitness Establishments						S	S	S	S	10-13
Lodging										
Bed & Breakfast Establishments						S	S		S	10-7
Boarding and Rooming Houses					S	S	P		S	10-19
Offices										
Office Conversion									S	10-41
Medical or Dental Office or Clinic							S		S	10-24
Medical Laboratory							S		S	
Personal Services										
Clothing Care: Tailor, Dry Cleaning, Coin Laundry, Shoe Repair, etc.							S ²	S ²		
Personal Care: Barber Shop, Beauty Salon, Day Spa, etc.							S ²	S ²	S ²	
Day Care Centers	S	S	S	S	S	S	S	S	S	
Retail and Service										
Drug Stores and Pharmacies							S ²	S ²	S ²	
Grocery Stores, Supermarkets							S ²	S ²	S ²	
INDUSTRIAL										

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TABLE 4-2(A): RESIDENTIAL DISTRICTS - PERMITTED AND SPECIAL USES

	R-1A	R-1B	R-1C	R-1H	R-2	R-3A	R-3B	R-4	R-D	Reference
Utilities										
Public or Private Utility Facility, Minor	P	P	P		P	P	P	P	P	
Private Solar Energy Conversion Facilities	P	P	P		P	P	P	P	P	10-31
Wireless Communication Facilities	S	S	S		S	S	S	S	S	10-37
1. Maximum permitted height is forty-five (45) feet or three (3) stories, whichever is lower.										
2. The use shall be located within a building containing multiple-family or office uses in the R-3B and R-D Districts and shall not be permitted within a Mobile Home or Dwelling Unit in the R-4 District. In the R-3B and RD Districts, the maximum permitted floor area is one thousand six-hundred (1,600) square feet for Clothing Care; one thousand (1,000) square feet for Personal Care or five thousand (5,000) square feet for Drug Stores, Pharmacies, and Grocery Stores										

Exhibit "B"				
Common address and PIN for properties to be rezoned				
S.no.	Property Address	City/State	PIN	Proposed Zoning
1	202 W LOCUST	BLOOMINGTON, IL 61701	2104176017	D-2
2	506 E LOCUST ST	BLOOMINGTON, IL 61701	2104232019	R-2
3	508 E LOCUST ST	BLOOMINGTON, IL 61701	2104232020	R-2
4	608 E LOCUST ST	BLOOMINGTON, IL 61701	2104233013	R-2
5	510 E LOCUST ST	BLOOMINGTON, IL 61701	2104232021	R-2
6	409 N Gridley St	BLOOMINGTON, IL 61701	2104271001	R-D
7	409 N Gridley St	BLOOMINGTON, IL 61701	2104271002	R-D
8	409 N Gridley St	Bloomington IL 61701	2104271003	R-D
9	507 W GROVE	BLOOMINGTON, IL, 61701	2104314023	R-D
10	512 W GROVE ST	BLOOMINGTON, IL, 61701-5032	2104318009	R-D
11	514 W GROVE ST	BLOOMINGTON, IL, 61701-5096	2104318008	R-D
12	520 W GROVE ST	BLOOMINGTON, IL, 61701-5032	2104318005	R-D
13	310 S PRAIRIE ST	BLOOMINGTON, IL, 61701-5237	2104453004	R-D
14	313 S GRIDLEY ST	BLOOMINGTON, IL 61701	2104453008	R-D
15	510 W GROVE ST	BLOOMINGTON, IL, 61701-5032	2104318010	R-D
16	516 W GROVE ST	BLOOMINGTON, IL 61701	2104318007	R-D
17	525 W GROVE ST	BLOOMINGTON, IL 61701	2104314014	R-D
18	405 N MASON ST	BLOOMINGTON, IL, 61701-3845	2104160008	R-D
19	401 W JEFFERSON	BLOOMINGTON, IL, 61701	2104161009	R-D
20	305 1/2 S GRIDLEY ST	BLOOMINGTON, IL 61701	2104453005	R-D

21	603-605 W MONROE ST	BLOOMINGTON, IL 61701	2104160012	R-D
22	104 S MASON ST	BLOOMINGTON, IL, 61701-4954	2104314002	R-D
23	609 W MONROE ST	BLOOMINGTON, IL 61701	2104160010	R-D
24	104 N OAK ST	BLOOMINGTON, IL 61701	2104309005	R-D
25	523 W GROVE ST	BLOOMINGTON, IL, 61701-5031	2104314015	R-D
26	407 N MASON ST	BLOOMINGTON, IL 61701	2104160007	R-D
27	509 W OLIVE ST	BLOOMINGTON, IL 61701	2104318022	R-D
28	307 S GRIDLEY ST	BLOOMINGTON, IL, 61701-5222	2104453006	R-D
29	406 N ROOSEVELT AVE	BLOOMINGTON, IL, 61701-3865	2104162014	R-D
30	504 W GROVE ST & 504 1/2	BLOOMINGTON, IL 61701	2104318013	R-D
31	405 N GRIDLEY UNIT F	Bloomington IL 61701	2104269006	R-D
32	401 N GRIDLEY UNIT B	Bloomington IL 61701	2104269002	R-D
33	401 N GRIDLEY UNIT C	Bloomington IL 61701	2104269003	R-D
34	401 N GRIDLEY ST UNIT D	Bloomington IL 61701	2104269004	R-D
35	405 N GRIDLEY UNIT E	Bloomington IL 61701	2104269005	R-D
36	401 N GRIDELY UNIT A	Bloomington IL 61701	2104269001	R-D
37	508 W GROVE ST	BLOOMINGTON, IL 61701	2104318011	R-D
38	518 W GROVE ST	BLOOMINGTON, IL 61701	2104318006	R-D
39	606-608 W WASHINGTON ST	BLOOMINGTON, IL 61701	2104309002	R-D
40	407 N GRIDLEY UNIT A	Bloomington IL 61701	2104270001	R-D
41	407 N GRIDELY UNIT B	Bloomington IL 61701	2104270002	R-D
42	407 N GRIDLEY UNIT C	Bloomington IL 61701	2104270003	R-D
43	406 1/2 N ROOSEVELT AVE	BLOOMINGTON, IL 61701	2104162013	R-D

44	602 W WASHINGTON ST	BLOOMINGTON, IL 61701	2104309004	R-D
45	206 S MASON ST	BLOOMINGTON, IL, 61701-4955	2104318003	R-D
46	604 W FRONT ST	BLOOMINGTON, IL, 61701-5028	2104314006	R-D
47	304 S PRAIRIE ST	BLOOMINGTON, IL, 61701-5237	2104453001	R-D
48	408 N ROOSEVELT AVE	BLOOMINGTON, IL 61701	2104162012	R-D
49	308 S PRAIRIE ST	BLOOMINGTON, IL 61701	2104453003	R-D
50	208 S MASON ST	BLOOMINGTON, IL 61701	2104318004	R-D
51	410 N OAK ST	BLOOMINGTON, IL, 61701-3861	2104160013	R-D
52	407 N LEE ST	BLOOMINGTON, IL, 61701-3835	2104162017	R-D
53	513 W GROVE ST	BLOOMINGTON, IL 61701	2104314020	R-D
54	603 W FRONT ST	BLOOMINGTON, IL 61701	2104309009	R-D
55	506 W GROVE ST	BLOOMINGTON, IL 61701	2104318012	R-D
56	522 W GROVE ST	BLOOMINGTON, IL 61701	2104318001	R-D
57	607 W MONROE ST	BLOOMINGTON, IL 61701	2104160011	R-D
58	611 W MONROE ST	BLOOMINGTON, IL 61701	2104160009	R-D
59	608-610 W MONROE ST	BLOOMINGTON, IL 61701	2104163017	R-D
60	612-614 W MONROE ST	BLOOMINGTON, IL 61701	2104163016	R-D
61	605 W JEFFERSON ST	BLOOMINGTON, IL 61701	2104301016	R-D
62	204 S MASON ST	BLOOMINGTON, IL 61701	2104318002	R-D
63	606 W FRONT ST	BLOOMINGTON, IL 61701	2104314004	R-D
64	608 W FRONT ST	BLOOMINGTON, IL 61701	2104314003	R-D
65	610 W FRONT ST	BLOOMINGTON, IL, 61701-5028	2104314001	R-D

66	512 W FRONT ST	BLOOMINGTON, IL 61701	2104314008	R-D
67	604 1/2 W FRONT ST	BLOOMINGTON, IL, 61701-5028	2104314005	R-D
68	601 W MONROE ST	BLOOMINGTON, IL 61701	2104160015	R-D
69	609 W FRONT ST	BLOOMINGTON, IL 61701	2104309006	R-D
70	302 S PRAIRIE ST	BLOOMINGTON, IL 61701	2104452004	R-D
71	519 W GROVE ST	BLOOMINGTON, IL 61701	2104314017	R-D
72	521 W GROVE ST	BLOOMINGTON, IL, 61701-5031	2104314016	R-D
73	311 S GRIDLEY ST	BLOOMINGTON, IL 61701	2104453007	R-D
74	306 S PRAIRIE ST	BLOOMINGTON, IL, 61701-5237	2104453002	R-D
75	JACKSON	BLOOMINGTON, IL 61701	2104453009	R-D
76	610 W WASHINGTON ST	BLOOMINGTON, IL 61701	2104309001	R-D
77	601 W FRONT ST & 601 1/2	BLOOMINGTON, IL 61701	2104309010	R-D
78	605 W FRONT ST	BLOOMINGTON, IL 61701	2104309008	R-D
79	509 W GROVE ST	BLOOMINGTON, IL 61701	2104314022	R-D
80	511 W GROVE ST	BLOOMINGTON, IL 61701	2104314021	R-D
81	605 W OLIVE ST	BLOOMINGTON, IL, 61701-5052	2104318019	R-D
82	603 W OLIVE STREET	BLOOMINGTON, IL, 61701	2104318020	R-D
83	301 E OLIVE ST	BLOOMINGTON, IL 61701	2104452001	R-D
84	303 E OLIVE ST	BLOOMINGTON, IL, 61701-5236	2104452002	R-D
85	616 W MONROE	BLOOMINGTON, IL, 61701	2104163015	R-D
86	604 W WASHINGTON ST	BLOOMINGTON, IL, 61701-3811	2104309003	R-D
87	406 N OAK ST	BLOOMINGTON, IL 61701	2104160014	R-D
88	603 W JEFFERSON ST	BLOOMINGTON, IL, 61701-3828	2104301017	R-D
89	306 N OAK ST	BLOOMINGTON, IL, 61701	2104163020	R-D

90	607 W FRONT ST	BLOOMINGTON, IL, 61701-5027	2104309007	R-D
91	602 W FRONT ST	BLOOMINGTON, IL 61701	2104314007	R-D
92	515 W GROVE ST	BLOOMINGTON, IL 61701	2104314019	R-D
93	517 W GROVE ST	BLOOMINGTON, IL 61701	2104314018	R-D
94	601 W OLIVE ST	BLOOMINGTON, IL 61701	2104318021	R-D
95	607 W OLIVE ST	BLOOMINGTON, IL 61701	2104318018	R-D
96	305 E OLIVE ST	BLOOMINGTON, IL 61701	2104452003	R-D
97	305 S GRIDLEY	BLOOMINGTON, IL, 61701	2104452005	R-D
98	611 W JEFFERSON ST	BLOOMINGTON, IL 61701	2104301027	R-D
99	405 N LEE ST	BLOOMINGTON, IL 61701	2104162005	R-D
100	602 W OLIVE ST	BLOOMINGTON, IL 61701	2104353003	R-D
101	607 W JEFFERSON ST	BLOOMINGTON, IL 61701	2104301028	R-D
102	408-410 N LEE ST	BLOOMINGTON, IL 61701	2104161008	R-D
103	405 N OAK	BLOOMINGTON, IL, 61701	2104161004	R-D
104	407 N OAK ST	BLOOMINGTON, IL 61701	2104161003	R-D
105	601 W JEFFERSON ST	BLOOMINGTON, IL 61701	2104301029	R-D
106	410 E MILL ST	BLOOMINGTON, IL 61701	2104460014	R-D
107	209-211 S MCLEAN ST	BLOOMINGTON, IL 61701	2104418008	R-D
108	406 S GRIDLEY ST	BLOOMINGTON, IL, 61701-5224	2104458006	R-D
109	301 S MCLEAN ST	BLOOMINGTON, IL 61701	2104456007	R-D
110	406 E JACKSON ST	BLOOMINGTON, IL 61701	2104458009	R-D
111	404 E JACKSON ST	BLOOMINGTON, IL 61701	2104458008	R-D

112	412 E MILL ST	BLOOMINGTON, IL, 61701-5337	2104460015	R-D
113	411 E OLIVE ST	BLOOMINGTON, IL, 61701-5360	2104456006	R-D
114	504 S Gridley St	Bloomington, IL, 61701-5225	2104460002	R-D
115	408 E MILL ST	BLOOMINGTON, IL 61701	2104460013	R-D
116	406 E MILL ST	BLOOMINGTON, IL 61701	2104460012	R-D
117	402 E MILL	BLOOMINGTON, IL, 61701	2104460010	R-D
118	405 S MCLEAN ST	BLOOMINGTON, IL, 61701-5332	2104458013	R-D
119	408 E JACKSON ST	BLOOMINGTON, IL 61701	2104458010	R-D
120	409 E MILL ST	BLOOMINGTON, IL, 61701	2104462005	R-D
121	409 E OLIVE ST	BLOOMINGTON, IL 61701	2104456005	R-D
122	405 E TAYLOR ST	BLOOMINGTON, IL 61701	2104458002	R-D
123	210 S GRIDLEY ST	BLOOMINGTON, IL 61701	2104418003	R-D
124	411 E MILL	BLOOMINGTON, IL, 61701	2104462006	R-D
125	407 E OLIVE ST	BLOOMINGTON, IL 61701	2104456004	R-D
126	405 E OLIVE ST	BLOOMINGTON, IL 61701	2104456003	R-D
127	403 S MCLEAN ST	BLOOMINGTON, IL 61701	2104458012	R-D
128	208 S MCLEAN ST	BLOOMINGTON, IL, 61701-5330	2104419008	R-D
129	407 E JACKSON ST	BLOOMINGTON, IL 61701	2104460006	R-D
130	405 E JACKSON ST	BLOOMINGTON, IL 61701	2104460005	R-D
131	403 E JACKSON ST	BLOOMINGOTN, IL 61701	2104460004	R-D
132	502 S GRIDLEY ST	BLOOMINGTON, IL 61701	2104460001	R-D
133	404 E MILL ST	BLOOMINGTON, IL 61701-5337	2104460011	R-D
134	407 E Mill St	Bloomington, IL, 61701-5336	2104462004	R-D
135	413 E JACKSON ST	BLOOMINGTON, IL, 61701	2104460009	R-D

136	411 E JACKSON ST	BLOOMINGTON, IL 61701	2104460008	R-D
137	505 S MCLEAN ST	BLOOMINGTON, IL 61701	2104460017	R-D
138	305 S MCLEAN ST	BLOOMINGTON, IL, 61701-5331	2104456016	R-D
139	404 E TAYLOR ST	BLOOMINGTON, IL 61701	2104456011	R-D
140	405 E MILL ST	BLOOMINGTON, IL 61701	2104462003	R-D
141	403 E MILL ST	BLOOMINGTON, IL 61701	2104462002	R-D
142	406 E TAYLOR ST	BLOOMINGTON, IL 61701	2104456012	R-D
143	402 E Jackson St	Bloomington, IL, 61701-5322	2104458007	R-D
144	413 E MILL	BLOOMINGTON, IL, 61701	2104462007	R-D
145	407 S MCLEAN ST	BLOOMINGTON, IL 61701	2104458014	R-D
146	304 S GRIDLEY ST	BLOOMINGTON, IL 61701	2104456019	R-D
147	303 S MCLEAN ST	BLOOMINGTON, IL, 61701-5331	2104456015	R-D
148	307 S MCLEAN ST	BLOOMINGTON, IL 61701	2104456017	R-D
149	409 E TAYLOR ST	BLOOMINGTON, IL, 61701-5361	2104458004	R-D
150	407 E TAYLOR ST	BLOOMINGTON, IL, 61701-5361	2104458003	R-D
151	403 E TAYLOR ST	BLOOMINGTON, IL 61701	2104458001	R-D
152	506 S GRIDLEY ST	BLOOMINGTON, IL 61701	2104460003	R-D
153	408 E TAYLOR ST	BLOOMINGTON, IL, 61701-5362	2104456013	R-D
154	306 S GRIDLEY ST	BLOOMINGTON, IL 61701	2104456008	R-D
155	403 E OLIVE ST	BLOOMINGTON, IL 61701	2104456002	R-D
156	302 S GRIDLEY ST	BLOOMINGTON, IL 61701	2104456018	R-D
157	410 E TAYLOR ST	BLOOMINGTON, IL 61701	2104456014	R-D
158	410 E OAKLAND AVE	BLOOMINGTON, IL 61701	2104462015	R-D

159	408 EAST OAKLAND	BLOOMINGTON, IL, 61701	2104462014	R-D
160	308 S GRIDLEY ST	BLOOMINGTON, IL 61701	2104456010	R-D
161	412 E OAKLAND AVE	BLOOMINGTON, IL, 61701	2104462016	R-D
162	503 S MCLEAN	BLOOMINGTON, IL, 61701	2104460016	R-D
163	409 E JACKSON ST	BLOOMINGTON, IL, 61701-5321	2104460007	R-D
164	306 1/2 S GRIDLEY ST	BLOOMINGTON, IL 61701	2104456009	R-D
165	406 E OAKLAND AVE	BLOOMINGTON, IL 61701	2104462013	R-D
166	609 S MCLEAN	BLOOMINGTON, IL 61701	2104465001	R-D
167	611 S MCLEAN	BLOOMINGTON IL 61701	2104465002	R-D
168	613 S MCLEAN	BLOOMINGTON IL 61701	2104465003	R-D
169	615 S MCLEAN	BLOOMINGTON, IL 61701	2104465004	R-D
170	401 S MCLEAN ST	BLOOMINGTON, IL, 61701-5332	2104458015	R-D
171	409 N GRIDLEY ST UNIT D	BLOOMINGTON, IL 61701	2104272001	R-D
172	409 N GRIDLEY ST UNIT E	BLOOMINGTON IL 61701	2104272002	R-D
173	409 N GRIDLEY ST UNIT F	BLOOMINGTON IL 61701	2104272003	R-D
174	420 E GROVE ST	BLOOMINGTON, IL 61701	2104415014	R-D
175	414-416 E GROVE ST	BLOOMINGTON, IL 61701	2104415012	R-D
176	410 E GROVE ST	BLOOMINGTON, IL 61701	2104415011	R-D
177	510 E GROVE ST	BLOOMINGTON, IL, 61701-5318	2104416012	R-D
178	501 E FRONT ST	BLOOMINGTON, IL 61701	2104416001	R-D
179	704 E WASHINGTON	BLOOMINGTON, IL, 61701	2104430008	R-D
180	608 E WASHINGTON ST	BLOOMINGTON, IL 61701	2104429009	R-D
181	606 E WASHINGTON ST	BLOOMINGTON, IL 61701	2104429008	R-D
182	604 E WASHINGTON ST	BLOOMINGTON, IL 61701	2104429007	R-D
183	602 E WASHINGTON ST	BLOOMINGTON, IL 61701	2104429006	R-D
184	418 E GROVE ST	BLOOMINGTON, IL 61701	2104415013	R-D
185	409 E GROVE ST	BLOOMINGTON, IL, 61701-5315	2104418005	R-D

186	407 E GROVE ST	BLOOMINGTON, IL, 61701	2104418004	R-D
187	503 E GROVE ST	BLOOMINGTON, IL, 61701	2104419002	R-D
188	409 E GROVE ST	BLOOMINGTON, IL, 61701-5315	2104418006	R-D
189	401 E GROVE ST	BLOOMINGTON, IL, 617015315	2104418009	R-D
190	104 S McLean St	Bloomington, IL, 61701-5328	2104416007	R-D
191	610 E FRONT ST	BLOOMINGTON, IL 61701	2104432011	R-D
192	608 E FRONT ST	BLOOMINGTON, IL, 61701-5314	2104432010	R-D
193	103 N EVANS ST	BLOOMINGTON, IL 61701	2104432003	R-D
194	612 E WASHINGTON ST	BLOOMINGTON, IL, 61701-4104	2104429010	R-D
195	512 E OLIVE ST	BLOOMINGTON, IL, 61701-5341	2104419013	R-D
196	510 E OLIVE ST	BLOOMINGTON, IL 61701	2104419012	R-D
197	514 E OLIVE ST	BLOOMINGTON, IL, 61701-5341	2104419017	R-D
198	701 E WASHINGTON ST	BLOOMINGTON, IL 61701	2104433001	R-D
199	507 E FRONT ST	BLOOMINGTON, IL 61701	2104416004	R-D
200	103 S MCLEAN ST	BLOOMINGTON, IL 61701	2104415008	R-D
201	404 1/2 E MONROE ST	BLOOMINGTON, IL 61701	2104263014	R-D
202	203 N CLAYTON ST	BLOOMINGTON, IL 61701	2104430006	R-D
203	613 E JEFFERSON	BLOOMINGTON, IL, 61701	2104429005	R-D
204	511 E GROVE ST	BLOOMINGTON, IL 61701	2104419014	R-D
205	509 E Grove St	Bloomington, IL, 61701-5317	2104419019	R-D
206	505 E FRONT ST	BLOOMINGTON, IL 61701	2104416003	R-D
207	503 E FRONT ST & 503 1/2	BLOOMINGTON, IL 61701	2104416002	R-D
208	101 S MCLEAN ST	BLOOMINGTON, IL 61701	2104415007	R-D

209	204 S MCLEAN ST	BLOOMINGTON, IL 61701	2104419006	R-D
210	703 E WASHINGTON ST	BLOOMINGTON, IL 61701	2104433003	R-D
211	207 S MCLEAN ST	BLOOMINGTON, IL 61701	2104418007	R-D
212	505 E GROVE ST	BLOOMINGTON, IL, 61701-5317	2104419003	R-D
213	501 E GROVE ST	BLOOMINGTON, IL 61701	2104419001	R-D
214	706 E FRONT ST	BLOOMINGTON, IL, 61701-5414	2104433009	R-D
215	704 E FRONT ST	BLOOMINGTON, IL, 61701-5414	2104433013	R-D
216	702 E FRONT ST	BLOOMINGTON, IL, 61701-5414	2104433012	R-D
217	702 E WASHINGTON ST	BLOOMINGTON, IL, 61701-4106	2104430007	R-D
218	710 E FRONT ST	BLOOMINGTON, IL 61701	2104433011	R-D
219	612 E FRONT ST	BLOOMINGTON, IL, 61701-5314	2104432012	R-D
220	611 E WASHINGTON ST	BLOOMINGTON, IL, 61701-4103	2104432006	R-D
221	609 E WASHINGTON ST	BLOOMINGTON, IL 61701	2104432005	R-D
222	607 E WASHINGTON ST	BLOOMINGTON, IL 61701	2104432004	R-D
223	605 E WASHINGTON ST	BLOOMINGTON, IL 61701	2104432002	R-D
224	504 E GROVE ST	BLOOMINGTON, IL 61701	2104416009	R-D
225	609 E JEFFERSON	BLOOMINGTON, IL, 61701	2104429004	R-D
226	601 E JEFFERSON ST	BLOOMINGTON, IL 61701	2104429001	R-D
227	508 E OLIVE ST	BLOOMINGTON, IL 61701	2104419011	R-D
228	208 S GRIDLEY ST	BLOOMINGTON, IL 61701	2104418010	R-D
229	507 E GROVE ST	BLOOMINGTON, IL, 61701-5317	2104419018	R-D
230	206 S MCLEAN ST	BLOOMINGTON, IL 61701	2104419007	R-D
231	508 E GROVE ST	BLOOMINGTON, IL, 61701	2104416011	R-D
232	506 E GROVE ST	BLOOMINGTON, IL 61701	2104416010	R-D

233	606 E FRONT ST	BLOOMINGTON, IL 61701	2104432009	R-D
234	512-518 E GROVE ST	BLOOMINGTON, IL 61701	2104416013	R-D
235	602 E FRONT ST	BLOOMINGTON, IL 61701	2104432007	R-D
236	502 E GROVE ST	BLOOMINGTON, IL, 61701-5318	2104416008	R-D
237	203 S EVANS ST	BLOOMINGTON, IL 61701	2104419015	R-D
238	708 E FRONT ST APT 1	BLOOMINGTON, IL, 61701-5407	2104433010	R-D
239	205 S. EVANS	BLOOMINGTON, IL, 61701	2104419016	R-D
240	701 1/2 E WASHINGTON ST	BLOOMINGTON, IL 61701	2104433002	R-D
241	601 E WASHINGTON ST	BLOOMINGTON, IL 61701	2104432001	R-D
242	506 E OLIVE ST	BLOOMINGTON, IL 61701	2104419010	R-D
243	504 E OLIVE ST	BLOOMINGTON, IL, 61701-5341	2104419009	R-D
244	607 E JEFFERSON ST	BLOOMINGTON, IL 61701	2104429003	R-D
245	603 E JEFFERSON ST	BLOOMINGTON, IL 61701	2104429002	R-D
246	604 E FRONT ST	BLOOMINGTON, IL, 61701-5314	2104432008	R-D
247	407 N GRIDLEY UNIT F	BLOOMINGTON IL 61701	2104273003	R-D
248	407 N GRIDLEY UNIT D	BLOOMINGTON IL 61701	2104273001	R-D
249	407 N GRIDLEY UNIT E	BLOOMINGTON IL 61701	2104273002	R-D
250	402 E GROVE ST	BLOOMINGTON, IL, 61701-5316	2104415016	R-D
251	404 E MONROE UNIT 2	BLOOMINGTON IL 61701	2104274002	R-D
252	404 E MONROE UNIT 3	BLOOMINGTON IL 61701	2104274003	R-D
253	404 E MONROE UNIT 1	BLOOMINGTON IL 61701	2104274001	R-D
254	602 S GRIDLEY ST	BLOOMINGTON, IL, 61701-5227	2104462020	R-D
255	710 E WASHINGTON ST	BLOOMINGTON, IL 61701	2104430015	R-D

CITY OF BLOOMINGTON

2021 - 5

**AN ORDINANCE AUTHORIZING A TEXT AMENDMENT TO THE BLOOMINGTON ZONING
ORDINANCE, CHAPTER 44 OF THE CITY CODE, TO ESTABLISH THE R-D DOWNTOWN
NEIGHBORHOOD RESIDENCE DISTRICT, AND FURTHER AUTHORIZING MAP
AMENDMENTS TO THE OFFICIAL ZONING MAP FOR PROPERTIES IN THE CITY OF
BLOOMINGTON**

**Adopted by the City Council
of the City of Bloomington
on February 8, 2021**

Published in pamphlet form by authority of the City Council of the
City of Bloomington, McLean County, Illinois, on February 18____, 2021.

