

CITY OF BLOOMINGTON

2024 - 013

AN ORDINANCE APPROVING A ZONING MAP AMENDMENT FROM THE B-1 (GENERAL COMMERCIAL) DISTRICT WITH THE S-4 (HISTORIC PRESERVATION DISTRICT) OVERLAY, TO THE B-1 (GENERAL COMMERCIAL) DISTRICT WITHOUT THE S-4 ZONING OVERLAY, FOR THE PROPERTY LOCATED AT 1002 S. MAIN STREET

**Adopted by the City Council
of the City of Bloomington
on March 25, 2024**

Published in pamphlet form by authority of the City Council of the City of Bloomington, McLean County, Illinois, on March 26, 2024.

STATE OF ILLINOIS)
) ss.
COUNTY OF MCLEAN)

CERTIFICATE

I, Leslie Smith-Yocum, certify that I am the duly appointed and qualified municipal clerk of the City of Bloomington, County of McLean, Illinois.

I further certify that on the Corporate Authorities of the above municipality passed and approved Ordinance No. 2024 - 013, entitled, An Ordinance Approving a Zoning Map Amendment from the B-1 (General Commercial) District with the S-4 (Historic Preservation District) Overlay, to the B-1 (General Commercial) District without the S-4 Zoning Overlay, for the Property Located At 1002 S. Main Street, which provided by its terms that it should be published in pamphlet form.

The pamphlet form of this Ordinance, including the Ordinance and cover sheet thereof, was prepared, and a copy of the Ordinance was posted in the municipal building, commencing on March 26, 2024, and continuing for at least ten days thereafter. Copies of the Ordinance were also available for public inspection upon request in the office of the municipal clerk.

Dated at Bloomington, Illinois, on 03/26/2024



Amanda Stutsman
Deputy City Clerk



ORDINANCE NO. 2024 - 013

AN ORDINANCE APPROVING A ZONING MAP AMENDMENT FROM THE B-1 (GENERAL COMMERCIAL) DISTRICT WITH THE S-4 (HISTORIC PRESERVATION DISTRICT) OVERLAY, TO THE B-1 (GENERAL COMMERCIAL) DISTRICT WITHOUT THE S-4 ZONING OVERLAY, FOR THE PROPERTY LOCATED AT 1002 S. MAIN STREET

WHEREAS, the Bloomington Historic Preservation Commission initiated with the Economic & Community Development Department of the City of Bloomington, McLean County, Illinois, a request for a Designation Action, including a Zoning Map Amendment from the B-1 (General Commercial) District *with* the S-4 (Historic Preservation District) Overlay *to* B-1 (General Commercial) District *without* the S-4 (Historic Preservation District) Zoning Overlay, for the property located at 1002 S. Main Street, legally described in Exhibit “A” and hereinafter referred to as “Property”, which is attached hereto and made part hereof by this reference; and

WHEREAS, the Bloomington Historic Preservation Commission, after proper notice was given, conducted a public hearing on said request; and

WHEREAS, the Bloomington Historic Preservation Commission, following said public hearing, made findings of fact the property no longer meets the criteria to be classified as a Local Historic Landmark and rescinded such status, as outlined in § 44-804B(2), and adopted *Historic Preservation Commission Resolution 2024-01* recommending a Zoning Map Amendment removing the S-4 (Historic Preservation District) Overlay; and

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

WHEREAS, the Bloomington Planning Commission, following said public hearing, made findings of fact that the property no longer meets the criteria to be classified as a Historic Landmark and that a Zoning Map Amendment to remove the S-4 (Historic Preservation District) Overlay zoning is in the public interest and not solely for the benefit of the applicant, as required by § 44-1706 of the Bloomington City Code, and adopted *Planning Commission Resolution 2024-01*; and

WHEREAS, the Bloomington Historic Preservation Commission and Bloomington Planning Commission voted to recommend that the City Council pass this Ordinance; and

WHEREAS, the City Council of the City of Bloomington has the power to adopt this Ordinance and approve this Zoning Map Amendment.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS:

Section 1. The above recitals are incorporated herein by this reference as if specifically stated in full.

Section 2. The Council hereby adopts the findings of fact of the Historic Preservation Commission and the Planning Commission and the Zoning Map Amendment to remove the S-4

(Historic Preservation District) Overlay for the property at 1002 S. Main Street, legally described in Exhibit "A", is hereby approved.

Section 3. The City Clerk is hereby authorized to publish this Ordinance in pamphlet form as provided by law.

Section 4. This Ordinance is enacted pursuant to the home rule authority of the City of Bloomington granted by Article VII, Section 6 of the 1970 Illinois Constitution.

Section 5. This Ordinance shall take effect immediately after its approval and publication as required by law.

PASSED this 25th day of March 2024.

APPROVED this 26th day of March 2024.

CITY OF BLOOMINGTON



Mboka Mwilambwe, Mayor

ATTEST



Amanda Stutsman, Deputy City Clerk



EXHIBIT A
Legal Description

LOT 3 EXCEPT THE NORTH 40 FEET AND EXCEPT THE SOUTH 30 FEET IN WOLCOTT'S ADDITION TO THE
CITY OF BLOOMINGTON, IN MCLEAN COUNTY, IL

ADDRESS: 1002 South Main Street, Bloomington, IL 61701

PIN: 21-09-148-001