



**Planning Commission - Regular Session Agenda  
Government Center Boardroom, 4th Floor, Room #400  
115 E. Washington Street, Bloomington, IL 61701  
Thursday, April 2, 2026 - 4:00 PM**

**1. Call to Order**

**2. Roll Call**

**3. Public Comment**

Individuals wishing to provide emailed public comment must email comments to [publiccomment@cityblm.org](mailto:publiccomment@cityblm.org) at least 15 minutes before the start of the meeting. Individuals wishing to speak in-person may register at [cityblm.org/register](http://cityblm.org/register) at least 5 minutes before the start of the meeting.

**4. Consent Agenda**

Items listed on the Consent Agenda are approved with one motion; Items pulled from the Consent Agenda are listed and voted on separately.

- A. **Review and approval of the Minutes of the February 4, 2026, regular meeting of the Bloomington Planning Commission** (Recommended Motion: The proposed Minutes be approved.)

**5. Regular Agenda**

- A. **PS-01-26 - Public hearing, consideration, and action on a request submitted by Beich III, LLC, for approval of an Preliminary Plan for the subdivision to be known as Vista Crossing (noticed as Prairie Place North), for the property commonly known as 2805 Beich Road, PIN 21-19-326-010** (Recommended Motion: Motion to establish findings of fact that the Preliminary Plan does conform with the standards of the Subdivision Code, Zoning Code, and the Official Comprehensive Plan, and to recommend approval of the request.)

**6. New Business**

**7. Adjournment**

Individuals with disabilities planning to attend the meeting who require reasonable accommodations to observe and/or participate, or who have questions about the accessibility of the meeting, should contact the City's ADA Coordinator at 309-434-2468 or [mhurt@cityblm.org](mailto:mhurt@cityblm.org).



**Consent Agenda Item No. 4.A.**

**For Planning Commission:** April 2, 2026

**Ward Impacted:** City Wide

**Subject:** Review and approval of the Minutes of the February 4, 2026, regular meeting of the Bloomington Planning Commission, as requested by the Development Services Department.

**Recommended Motion:** The proposed Minutes be approved.

**Strategic Plan:**

**Goal 1.** Financially Sound City Providing Quality Basic Services

**Objective 1c.** Engaged residents that are well informed and involved in an open governance process

**Background:** In compliance with the Open Meetings Act, Commission Minutes must be approved thirty (30) days after the meeting or at the second subsequent regular meeting whichever is later.

**Community Groups/Interested Persons Contacted:** N/A

**Financial Impact:** N/A

**Attachments:**

1. 02-04-2026 Plan Commission meeting DRAFT minutes



**DRAFT MINUTES  
PLANNING COMMISSION - REGULAR SESSION  
WEDNESDAY, FEBRUARY 4, 2026, 4:00 PM**

The Planning Commission convened in regular session at 4:00 PM, February 4, 2026, at the Bloomington Public Library, Community Room 1. Chair Peradotti called the meeting to order.

**Roll Call**

Attendee Name	Title	Status
Jackie Beyer	Commissioner	Present
Mary Ann Cullen	Commissioner	Present
Goverdhan Galpalli	Commissioner	Present
David Lewis	Commissioner	Present
Rachael Mosley	Commissioner	Present
Mark Muehleck	Commissioner	Present
Thomas Krieger	Commissioner	Present
William Peradotti	Commission Chair	Present
John Prior	Commissioner	Present
Anna Sochotsky	Commission Vice Chair	Absent

City Staff present included: George Boyle, Assistant Corporate Counsel; Jon Branham, Planner II; Alissa Pemberton, Planning Manager; Kelly Pfeifer, Director of Development Services; Marcus Ricci, Planner III.

**Public Comment**

Alissa Pemberton mentioned that one comment had been received that was related to a case on the agenda. No other public comment was provided.

**Consent Agenda**

Item 4.A. Review and approval of the Minutes of the January 14, 2026, special meeting of the Bloomington Planning Commission.

**Commissioner Beyer made a motion, seconded by Commissioner Cullen, to approve the Minutes as presented.**

**AYES:** Beyer; Cullen; Galpalli; Lewis; Mosley; Muehleck; Krieger; Peradotti; Prior.

**Motion carried (viva voce).**

**New Business**

Staff requested to move the proposal to change the regular meeting schedule earlier on the agenda, which met with Commission approval.

Item 5.B. Z-01-26 – Consideration and action on a proposal to change the Regular Session Planning Commission meeting schedule from the first Wednesday of every month to the first Thursday of every month, and the regular meeting location to the Government Center Board Room.

Ms. Pemberton stated that the reasons for changing the meeting schedule were primarily to allow for better recording of the meeting and the better audio and video equipment for Commission members to hear the presentations and to view presentation materials.

**Commissioner Cullen made a motion, seconded by Commissioner Krieger, to change the regular meeting schedule to the first Thursday of every month, and the regular meeting location to the Government Center Board Room, as presented.**

**AYES:** Beyer; Cullen; Galpalli; Lewis; Mosley; Muehleck; Krieger; Peradotti; Prior.

**Motion passed.**

### **Regular Agenda**

Item 5.A. Z-03-26 – Public hearing, review, and action on a request initiated by the City of Bloomington, for the approval of text amendments, modifications and additions to the Zoning Code of the City of Bloomington, Illinois (Chapter 44 of the Bloomington City Code, 1960), relating to creation of an approval process for historic-related signage on City property or right-of-way.

Ms. Pemberton reviewed the staff report for the request, including the fact that education-related signage is often located on public property or in the public right-of-way, and that the current Advertising Sign Code (City Code Chapter 3) focuses on private property and does not specifically address non-commercial signage. In addition to the proposed amendment to the Zoning Ordinance (City Code Chapter 44), there would also be an amendment to Chapter 3. Although the City cannot govern sign content on private property, there is more control over content on property owned by the City, and there can be a review process. When a sign is proposed that is historic-related, the review would be handled by the Historic Preservation Commission with its Certificate of Appropriateness process. There are guidelines promulgated by the National Park Service for wayside educational signage. These proposed changes to Chapter 44 would go to City Council at the same time as the proposed changes to Chapter 3. She believes that all of the standards for a text amendment have been met and recommends that the Commission recommend approval of the text amendment.

Commissioner Beyer asked who the City Council's "designee" to authorize sign installation would be (§ 3-306). Ms. Pemberton stated that it is usually the City Manager, but could be anyone deemed appropriate by Council. In response to Ms. Beyer's additional inquiry, Ms. Pemberton stated that any resident would be able to propose a historic-related sign on City property. As a follow-up, she stated that Planning staff does not plan to initiate any sign permit applications; these would most likely come from nonprofit and historic organizations; she gave examples of recent contact from baseball history and circus history groups.

Commissioner Beyer asked what the approval process entailed. Ms. Pemberton stated that it would likely depend on the magnitude of the request: a small plaque on the side of a building

may be delegated by Council to be reviewed by the City Manager themselves, while they may choose to review a request for a 12 square-foot sign in the middle of Main Street themselves, or they could choose to review all historic marker requests. Ms. Pemberton clarified for Commission Beyer that “right-of-way” is synonymous with “City property.” She also clarified that a historic-related sign could be in the general area of a landmark – like in Franklin Square – or actually on an individual building. She explained that historic-related signs could be on landmarks or buildings that are not necessarily “formally-designated historic landmarks.” It is the purview of City Council to determine what is “historic-related” and what is a “landmark” worthy of commemorating. The applicant must still comply with materials requirement for the sign in regard to the Building Code, if applicable.

Commissioner Beyer asked if there would be coordination required between a historic-related sign applicant and the neighboring property owner. Ms. Pemberton stated that signs permitted in the right-of-way would not require private property notification, similar to a traffic-related sign installed by Public Works. In the event a sign was objected to by the neighbor, there would be a good chance that their Alderperson would be able to address the problem as Council is the ultimate administrator and decision-maker related to City owned properties.

Commissioner Mosley asked if Ms. Pemberton had written the proposed language and then asked if the Legal Department had reviewed it. Ms. Pemberton stated that she had borrowed much of it from other existing sections of City Code, and that Legal had reviewed it. Mr. Boyle added that we did not want to create a process in which residents could weigh in and pick the content of the sign.

**Chair Peradotti opened the public hearing.** There was no public comment.

**Chair Peradotti closed the public hearing.**

**Commissioner Krieger made a motion, seconded by Commissioner Lewis, to establish the findings of fact that the proposed text amendments are in the public interest, and to recommend that City Council approve those proposed text amendments, as presented.**

**AYES:** Beyer; Cullen; Galpalli; Lewis; Mosley; Muehleck; Krieger; Peradotti; Prior.

**Motion passed.**

Ms. Pemberton stated the case is expected to go to Council on February 23, 2026.

Item 5.B. **Z-04-26** – Public hearing, review, and action on a request submitted by COII, for the approval of a Zoning Map Amendment from the C-1 (Office) District to the R-3A (Multiple-Family Residence) District, for the property located at 1029 Maple Hill Road, PIN 14-31-400-038, as requested by the Development Services Department.

Mr. Ricci reviewed the staff report for the request, including the subject property’s location; history of land use, zoning and annexation; and the zoning and development trends in the adjacent area. He reviewed the development parameters of, and permitted and special uses allowed in, various zoning districts including the current C-1 (Office) District and proposed R-3A (Multiple-Family Residence) District, as well as the intents and recommended development densities of the various zoning districts. He stated that the request is consistent with several

Goals and Objectives of the City's Comprehensive Plan and would provide the opportunity to make better use of the infrastructure that the City has already installed in the area. He stated that the request met the standards for a Zoning Map Amendment and gave some highlights, including that the property has never been developed, and the continued need for additional housing options in the area.

Commissioner Mosley asked if the property was for sale; Ms. Pemberton stated that the Applicant is the contract purchaser.

Commissioner Lewis asked if there were other non-residential uses further south; Mr. Ricci stated that the Illinois Center for Aging, the Educational Association, and the Christian Fellowship Piecemeal were located further south.

Commissioner Beyer asked what the City was doing regarding water supply and water quality management issues as more residential developments are proposed. Ms. Pemberton responded that these issues are handled by the Water Department; there is a City website related to water conservation measures and water planning issues. She opined that the small-scale residential development that would likely be facilitated by the proposed rezoning would likely use less water than a hospital that could be built by right in the current zoning district would use.

Commissioner Galpalli asked what the potential impact would be for the school district. Ms. Pemberton responded that she is trying to get a better handle on how staff and the commission can have conversations about school district capacity and that the issue she faces is that the school district is unable to provide the capacity of different facilities at precise levels: if the building has room for additional students, they could add another teacher to handle more students; if the building does not have space they may readjust assignments. Because this property is already annexed into the school district, they are supposed to be including it into their planning work and this incremental change should not have a significant impact.

Commissioner Galpalli asked if the City was planning on spending any money on infrastructure in this area. Ms. Pemberton responded that there is an existing public water main that runs through the property, and that the developer would be responsible for any additional infrastructure needed to accommodate their development.

**Chair Peradotti opened the public hearing.**

**Rebecca Dorise-Johnson, Applicant**, informed the commission that water conservation is an integral part of the residential development they would like to build. The envisioned 22-home development would save approximately 300,000 gallons of water each year, based on actual data from a house that currently uses rainwater for toilet activities. She introduced Ryan Reber, their lead Architect. She reviewed the current concept plan with 22 attached and detached residences, some with attached garages, ranging from 1,400 to 1,800 square feet. There would be some two-story homes.

**Chair Peradotti closed the public hearing.**

**Commissioner Beyer made a motion, seconded by Commissioner Cullen, to establish the**

**findings of fact that the proposed zoning map amendment is in the public interest and not solely for the benefit of the applicant or property owner, and to recommend approval to City Council, as presented.**

**AYES:** Beyer; Cullen; Galpalli; Lewis; Mosley; Muehleck; Krieger; Peradotti; Prior.

**Motion passed.**

Item 5.C. Z-02-26 – Public hearing, review, and action on a request initiated by the City of Bloomington, for the approval of a Zoning Map Amendment from the R-2 (Multiple-Family Residence) District to the R-1C (Single-Family Residence) District, for the Subdivisions of Old Farm Lakes No. 1, Old Farm Lakes No. 2, Old Farm Lakes No. 3, Old Farm Lakes No. 4, Old Farm Lakes No. 5, Old Farm Lakes No. 6, Old Farm Lakes No. 7, Old Farm Lakes No. 8, Old Farm Lakes No. 9, Old Farm Lakes No. 10, Old Farm Lakes No. 11, Old Farm Lakes No. 12, Old Farm Lakes No. 13, Old Farm Lakes No. 14, Old Farm Lakes No. 15, a portion of Old Farm Lakes Gardens, and Replat of Lots 1, 2, 3 & 4 & Outlot 2 Old Farm Lakes No. 1, as requested by the Development Services Department.

Ms. Pemberton reviewed the staff report for this City-initiated Zoning Map Amendment, including the history of publicly-stated concerns from residents that duplexes could be built in their subdivision by right and that single-family homes could be converted into duplexes by right. The current R-2 (Mixed Residence) District zoning is not “in character” with the single-family nature of the neighborhood. The proposed R-1C (Single-Family Residence) District zoning could still permit a duplex but as a Special Use requiring a public hearing and City Council approval. She reviewed the development parameters of, and permitted and special uses allowed in, the various residential zoning districts including the current R-2 and proposed R1-C districts. She stated that the request meets all of the standards for a zoning map amendment. Because the request was City-initiated, she sent a letter by Certified Mail to all of the affected property owners; a total of 431 certified letters. She had received 312 signed responses to date. She had met with the Old Farms Lakes’ Property Owners’ Association (POA), who had invited the Old Farm Lakes Gardens members to attend as well. The one emailed public comment the City had received was from a notificant who had not received their letter. Ms. Pemberton then contacted the U.S. Postal Service and confirmed that the letter was awaiting pickup at the post office; this requirement for personal delivery is the main issue with Certified Mail.

Commissioner Lewis asked about the existing duplexes that Ms. Pemberton had mentioned were nearby; she stated that those properties were not part of the proposed map amendment as the City did not want to make any property’s use non-conforming.

**Chair Peradotti opened the public hearing.**

**Stephanie Calahan**, Old Farm Lakes (OFL) resident and President of Old Farm Lakes POA, stated her support for the proposed map amendment, and noted unanimous support from the Board of the Old Farm Lakes POA. The POA had included the information from the City on their Facebook page, they had emailed their members, and they had held an association meeting. They had received only positive comments about the proposal, to date.

**Jeff Clark**, resident of Old Farm Lakes Gardens, was unclear about the area proposed for the map amendment, and stated that he had not received any information. Ms. Pemberton reviewed

the map showing the affected area.

**Rob Michael, OFL resident,** stated his agreement with Ms. Callahan, the City, and the POA Board in support of the change.

**Susan Clark, resident of Old Farm Lakes Gardens,** wanted reassurance that her property would not be affected. She then stated that her postal carrier informed her that her home was listed as Apartment 1 of 14 Rock Garden Court by the U.S. Postal Service. Ms. Pemberton confirmed that this property is outside the affected area and stated that the Assessor looks at use and not at zoning when determining assessment value. She expects there would be no change in the property taxes simply because of the change in zoning of an adjacent property.

**Jenny Scott, resident of Old Farm Lakes Gardens,** asked how the zoning change would change their property taxes and assessments. Ms. Pemberton stated that she does not expect any change in the property taxes because there will be no change in use.

**Gabriel Sheridan, resident of OFL,** stated his support of the request.

**Chair Peradotti closed the public hearing.**

Commissioner Mosley asked what the proposed zoning map amendment was guarding against. Ms. Pemberton stated that there are instances occurring nationally where equity firms and real estate companies are buying homes and charging higher rents; this is really a conversion of owner-occupied homes into non-owner-occupied homes, but the potential for increasing rental income by converting a single-family to two-family home could be enticing for some larger firms. The rezoning to R-1C also eliminates the option to establish a Boarding and Rooming House as a special use and should eliminate the concern about companies converting properties to multi-tenant rentals and having to fight those requests at public hearings. Commissioner Krieger confirmed that he, as a real estate broker, sees this as a huge issue nationwide, especially in the larger metropolitan areas.

**Commissioner Krieger made a motion, seconded by Commissioner Cullen, to establish findings of fact as stated in the staff report, that the request for the approval of the proposed zoning map amendment to the R-1C (Single-Family Residence) district is in the public interest and not solely for the benefit of the applicant or property owner and to recommend approval to City Council, as presented.**

**AYES:** Beyer; Cullen; Galpalli; Lewis; Mosley; Muehleck; Krieger; Peradotti; Prior.

**Motion passed.**

Ms. Pemberton stated the case is expected to go to Council on February 23, 2026.

**Adjournment**

**Commissioner Krieger made a motion, seconded by Commissioner Beyer, to adjourn the meeting.**

**AYES:** Beyer; Cullen; Galpalli; Lewis; Mosley; Muehleck; Krieger; Peradotti; Prior.

Motion carried (viva voce).

The Meeting Adjourned at 5:09 p.m.

Attachments:

1. Meeting Presentation

**CITY OF BLOOMINGTON**

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Bill Peradotti, Chair

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Marcus Ricci, AICP, Staff Liaison

DRAFT



# City of Bloomington Planning Commission

February 4, 2026

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## Agenda

Item	Case Number	Description
<b>4A</b>	<b>N/A</b>	Review and approval of the Minutes of the January 14, 2026, special meeting of the Bloomington Planning Commission.
<b>5A</b>	<b>Z-03-26</b>	Public hearing, review, and action on a request initiated by the City of Bloomington, for the approval of text amendments, modifications and additions to the Zoning Code of the City of Bloomington, Illinois (Chapter 44 of the Bloomington City Code, 1960), relating to creation of an approval process for historic-related signage on City property or right-of-way.
<b>5B</b>	<b>Z-04-26</b>	Public hearing, review, and action on a request submitted by COII, for the approval of a Zoning Map Amendment from the C-1 (Office) District to the R- 3A (Multiple-Family Residence) District, for the property located at 1029 Maple Hill Road, PIN 14-31-400-038.
<b>5C</b>	<b>Z-02-26</b>	Public hearing, review, and action on a request initiated by the City of Bloomington, for the approval of a Zoning Map Amendment from the R-2 (Multiple-Family Residence) District to the R-1C (Single-Family Residence) District, for the Subdivisions of Old Farm Lakes No. 1, Old Farm Lakes No. 2, Old Farm Lakes No. 3, Old Farm Lakes No. 4, Old Farm Lakes No. 5, Old Farm Lakes No. 6, Old Farm Lakes No. 7, Old Farm Lakes No. 8, Old Farm Lakes No. 9, Old Farm Lakes No. 10, Old Farm Lakes No. 11, Old Farm Lakes No. 12, Old Farm Lakes No. 13, Old Farm Lakes No. 14, Old Farm Lakes No. 15, a portion of Old Farm Lakes Gardens, and Replat of Lots 1, 2, 3 & 4 & Outlot 2 Old Farm Lakes No. 1.
<b>6A</b>	<b>N/A</b>	Consideration and action on a proposal to change the Regular Session Planning Commission meeting schedule from the first Wednesday of every month to the first Thursday of every month, and the regular meeting location to the Government Center Board Room.

# Z-03-26

Public hearing, review, and action on a request initiated by the City of Bloomington, for the approval of text amendments, modifications and additions to the Zoning Code of the City of Bloomington, Illinois (Chapter 44 of the Bloomington City Code, 1960), relating to creation of an approval process for historic-related signage on City property or right-of-way.



# Z-03-26

Public hearing, review, and action on a request initiated by the City of Bloomington, for the approval of text amendments, modifications and additions to the Zoning Code of the City of Bloomington, Illinois (Chapter 44 of the Bloomington City Code, 1960), relating to creation of an approval process for historic-related signage on City property or right-of-way.

§ 3-306. [Ch. 3, Sec. 3.6] Permission from property owner to install any sign. [Ord. No. 1987-12]

- A. No person shall erect, construct or maintain any sign upon any property or building without the consent of the owner or person entitled to possession of the property or building, if any, or their authorized representatives.
- B. Any sign proposed for installation on City property shall require the permission of the City Council, or its designee, and may also require approval from the Historic Preservation Commission, per § 44-1710.

...

§ 3-412. [Ch. 3, Sec. 4.12] (Reserved) [Repealed by Ord. No. 1988-33]

## § 3-413 City Property or City Right-of-Way

The following signs may be permitted on City-owned or City-leased property, or City Right-of-Way, subject to the other articles in this Code:

- A. Identification signs on buildings or landmarks, not exceeding a total sign area of 12 square feet, may be permitted at appropriate locations to adequately identify buildings or landmarks.
- B. Identification signs authorized by Subsection A of this section may be freestanding signs or fascia signs. Freestanding signs may be double-sided, with the total sign area of 12 square feet allotted to each side.
- C. Historic markers, signs related to historic or cultural education, or honorary naming for any historic figure shall first require approval by the Historic Preservation Commission through acquisition of a Certificate of Appropriateness, per § 44-1710.

# Z-03-26

Public hearing, review, and action on a request initiated by the City of Bloomington, for the approval of text amendments, modifications and additions to the Zoning Code of the City of Bloomington, Illinois (Chapter 44 of the Bloomington City Code, 1960), relating to creation of an approval process for historic-related signage on City property or right-of-way.

§ 44-1710. [Ch. 44, 17-10] Certificate of appropriateness.

...

(4) A certificate of appropriateness shall also be required before the following actions affecting City property or right-of-way. These proposals shall be evaluated according to the guidelines in Subsection J (Standards for review, City properties) of this Article:

- a) Installation of a historic marker;
- b) Installation of educational signage related to the history of an area, building, person, or event;
- c) The honorary naming of any City street, alley, right-of-way, or property, for a historic figure.

...

J. Standards for review, City property or right-of-way. In considering an application for a building or sign permit or for a certificate of appropriateness, the Historic Preservation Commission shall be guided by the National Association for Interpretation standards for heritage interpretation, the National Park's Service "Wayside Exhibits" Guide, and any other relevant U.S. Department of the Interior practices for identifying and discussing historic or cultural significance, as well as the following general standards:

- a) The accuracy of the information proposed for presentation, including whether multiple sources can be used to confirm the information.
- b) How the proposed person, place, or event contributes to the character, interest, or value as part of the development, heritage, or cultural characteristics of the City, County of McLean, State of Illinois, or the United States of America (the Nation).
- c) The context in which the content is proposed.
- d) The language and tone used on any descriptive or interpretive signage.

# Standards for Review – Text Amendments

The length of time the property has remained vacant as zoned considered in the context of land development in the area. ***Standard is met.***

The suitability of the subject property for uses authorized by the proposed zoning. ***Standard is met.***

The existing land uses and zoning of nearby property. ***Standard is met.***

Relative gain or hardship to the public as contrasted and compared to the hardship or gain of the individual property owner resulting from the approval or denial of the zoning amendment application. ***Standard is met.***

The extent to which adequate streets are connected to the arterial street system and are available or can be reasonably supplied to serve the uses permitted in the proposed zoning classification. ***Standard is met.***



# Staff Recommendation

## CASE Z-03-26

Staff finds that the standards for text amendments have been adequately addressed.

### Recommended Actions:

Motion to establish findings of fact that the proposed text amendments *are in the public interest*, and a motion to recommend that City Council *approve* the proposed text amendments.

If forwarded, this case would be heard at City Council on February 23, 2026

# Z-04-26

Public hearing, review, and action on a request submitted by COII, for the approval of a Zoning Map Amendment from the C-1 (Office) District to the R- 3A (Multiple-Family Residence) District, for the property located at 1029 Maple Hill Road, PIN 14-31-400-038

LOCATION MAP





# Z-04-26

Public hearing, review, and action on a request submitted by COII, for the approval of a Zoning Map Amendment from the C-1 (Office) District to the R- 3A (Multiple-Family Residence) District, for the property located at 1029 Maple Hill Road, PIN 14-31-400-038

PHOTO: LOOKING SOUTHEAST FROM  
NW CORNER



# Z-04-26

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PHOTO: LOOKING NORTHEAST FROM SW CORNER



# Z-04-26

Public hearing, review, and action on a request submitted by COII, for the approval of a Zoning Map Amendment from the C-1 (Office) District to the R- 3A (Multiple-Family Residence) District, for the property located at 1029 Maple Hill Road, PIN 14-31-400-038

PHOTO: LOOKING NORTH FROM SOUTH OF PROPERTY: *NOTE RESIDENCES ON BOTH SIDES OF ROAD*



# Z-04-26

Public hearing, review, and action on a request submitted by COII, for the approval of a Zoning Map Amendment from the C-1 (Office) District to the R- 3A (Multiple-Family Residence) District, for the property located at 1029 Maple Hill Road, PIN 14-31-400-038

UTILITIES MAP & TOPOGRAPHIC MAP



# Z-04-26

## COMPARISON OF ZONING DISTRICTS

### Existing Zoning: C-1 (Commercial) District.

- ...to accommodate office buildings primarily...multiple-family uses commonly associated with office uses are allowed to a limited extent...may be applied as a transitional use buffer between residential uses and uses which would be incompatible with residential districts...(§ 44-501C)

### Proposed Zoning: R-3A (Multiple-Family Residence) District

- ...to facilitate the development of residential districts for primarily multiple-family dwelling units which may generally serve as a zone of transition between nonresidential districts and residential districts of more moderate density...at densities from 12 to 29 dwelling units per acre. (§ 44-401F)

ZONING / USE	C-1 (existing)	R-1C	R-2	R-3A (proposed)
Single-family Detached	prohibited	permitted	permitted	permitted
Single-family Attached	special	prohibited	special	permitted
Two-family Attached	special	special	permitted	permitted
Minimum lot width	none	50 feet	50' detached 75' attached	50' detached 70' attached
Minimum lot area	none	5,400 sf	6,600 sf det. 7,000 sf att.	6,600 sf det. 7,000 sf att.

# Z-04-26

Public hearing, review, and action on a request submitted by COII, for the approval of a Zoning Map Amendment from the C-1 (Office) District to the R- 3A (Multiple-Family Residence) District, for the property located at 1029 Maple Hill Road, PIN 14-31-400-038

COMPREHENSIVE PLAN: FUTURE LAND USE - RESIDENTIAL

- Future Land Use Planning
- General Growth Areas
- Future Area 1 without Hershey RR Crossing
- Future Area 1 with Hershey RR Crossing
- Future Area 2 without Hershey RR Crossing
- Future Area 2 with Hershey RR Crossing
- Proposed Future Land Use Working
  - Future Residential
  - Future Commercial/Retail
  - Future Industrial/Employment Center
  - Future Institutional/Public/Recreation
  - Future Mixed Use
  - Open Space or Undeveloped
  - Future Planning - See Inset
- Future Land Use Comp Plan Figures

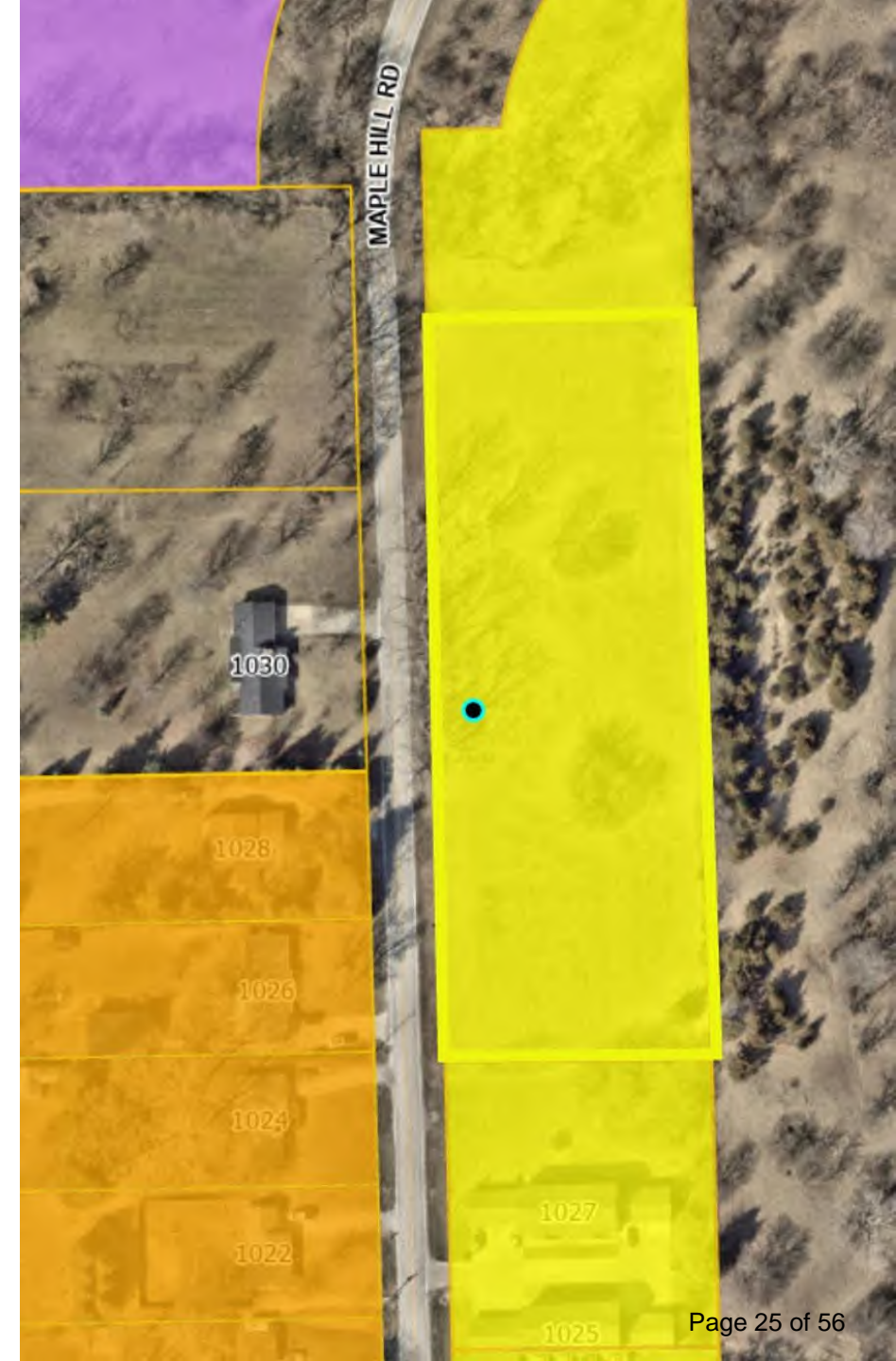


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COMPREHENSIVE PLAN: BUILT AREAS – HIGH-DENSITY RESIDENTIAL

- Built Areas
  - Low Density Residential
  - Medium Density Residential
  - High Density Residential
  - Special Residential Activities
  - Mixed Use
  - Neighborhood Commercial
  - Regional Commercial
  - Institutional
  - Conservation
  - Employment Centers
  - Parks & Recreational Space
  - Transportation
- Land Use Priorities



## Compliance with the 2035 Comprehensive Plan

The proposed Map Amendment contributes to:

- **Goal H-1 (Ensure the availability of safe, attractive and high-quality housing stock to meet the needs of all current and future residents of Bloomington),**
  - Objective H-1.1 (Ensure that the housing to accommodate the new growth is a broad range (of types, sizes, ages, densities, tenancies and costs) equitably distributed throughout the City recognizing changing trends in age-group composition, income, and family living habits), and H-1.2 (Ensure an adequate supply of affordable housing for low to moderate income households); and
- **Goal UEW-1 (Provide quality public infrastructure within the City to protect public health, safety and the environment)**
  - Objective UEW-1.2 (Expand City's infrastructure, as needed, while supporting the overall goal of compact growth and vibrant urban core).

# Standards for Review – Map Amendments

The suitability of the subject property for uses authorized by the existing zoning. ***Standard is met.***

The length of time the property has remained vacant as zoned considered in the context of land development in the area. ***Standard is met.***

The suitability of the subject property for uses authorized by the proposed zoning. ***Standard is met.***

The existing land uses and zoning of nearby property. ***Standard is met.***

Relative gain or hardship to the public as contrasted and compared to the hardship or gain of the individual property owner resulting from the approval or denial of the zoning amendment application. ***Standard is met.***

The extent to which adequate streets are connected to the arterial street system and are available or can be reasonably supplied to serve the uses permitted in the proposed zoning classification. ***Standard is met.***

The extent to which the proposed amendment is inconsistent with the need to minimize flood damage and that the development of the subject property for the uses permitted in the proposed zoning classification will not have a substantial detrimental effect on the drainage patterns in the area. ***Standard is met.***

The extent to which adequate services (including but not limited to fire and police protection, schools, water supply, and sewage disposal facilities) are available or can be reasonably supplied to serve the uses permitted in the proposed zoning classification. ***Standard is met.***

The extent to which property values are diminished by the restrictions of the proposed zoning. ***Standard is met.***

Whether a Comprehensive Plan for land use and development exists, and whether the amendment is in harmony with it. ***Standard is met.***

Whether the City needs more of the types of uses allowed in the proposed district. ***Standard is met.***



# Staff Recommendation

## CASE Z-04-26

Staff finds that the standards for map amendments have been adequately addressed.

### Recommended Actions:

Motion to establish **findings of fact, as stated in the Staff Report**, that the request for approval of the proposed **Zoning Map Amendment** to the R-3A (Multiple-Family Residence) District is in the public interest and not solely for the benefit of the Applicant or Property Owner and to **recommend approval** of the request.

If forwarded, this case would be heard at City Council on February 23, 2026

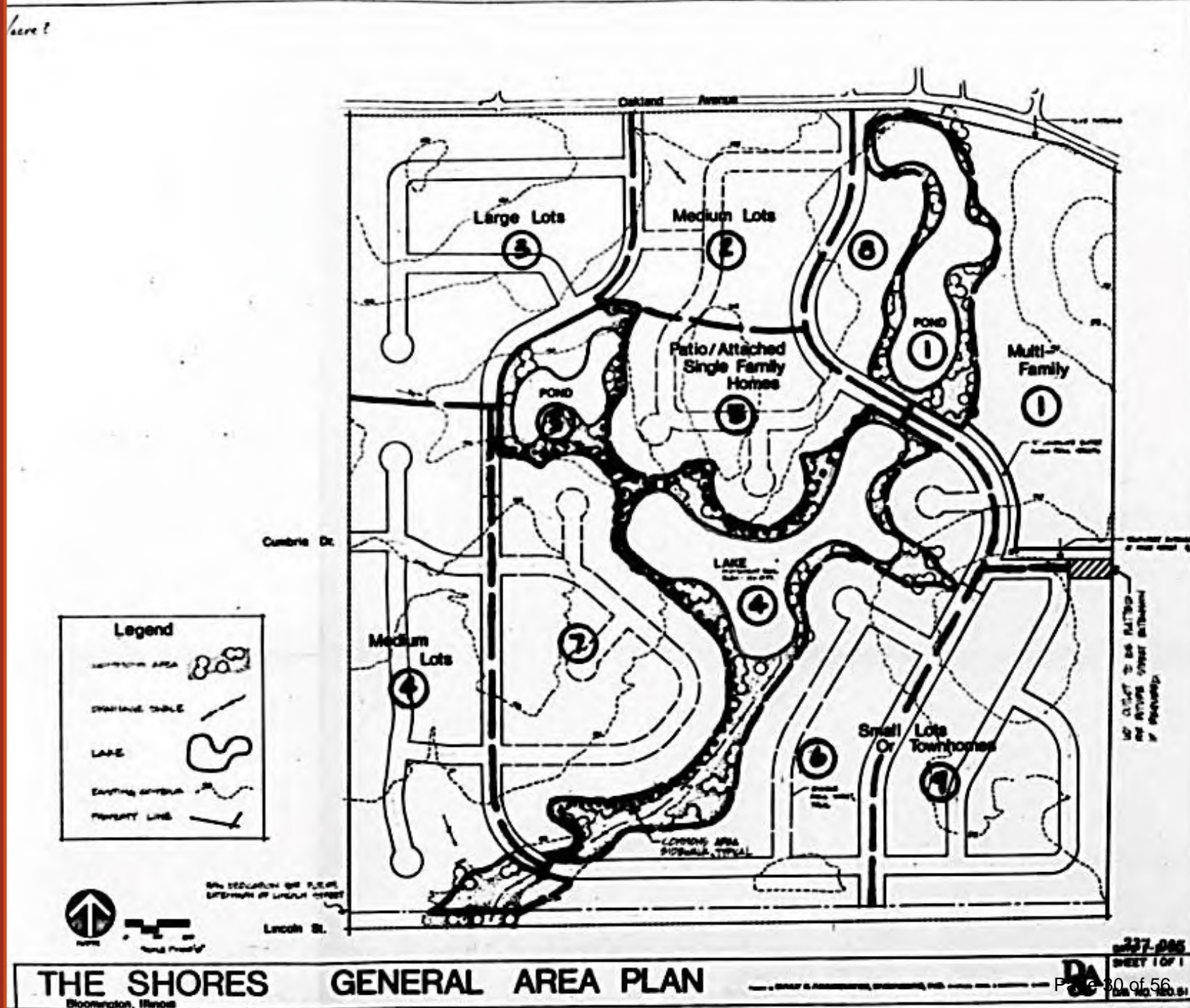
# Z-02-26

Public hearing, review, and action on a request initiated by the City of Bloomington, initiated by the City of Bloomington, for the approval of a Zoning Map Amendment from the R-2 (Multiple-Family Residence) District to the R-1C (Single-Family Residence) District, for the Subdivisions of Old Farm Lakes No. 1, Old Farm Lakes No. 2, Old Farm Lakes No. 3, Old Farm Lakes No. 4, Old Farm Lakes No. 5, Old Farm Lakes No. 6, Old Farm Lakes No. 7, Old Farm Lakes No. 8, Old Farm Lakes No. 9, Old Farm Lakes No. 10, Old Farm Lakes No. 11, Old Farm Lakes No. 12, Old Farm Lakes No. 13, Old Farm Lakes No. 14, Old Farm Lakes No. 15, a portion of Old Farm Lakes Gardens, and Replat of Lots 1, 2, 3 & 4 & Outlot 2 Old Farm Lakes No. 1



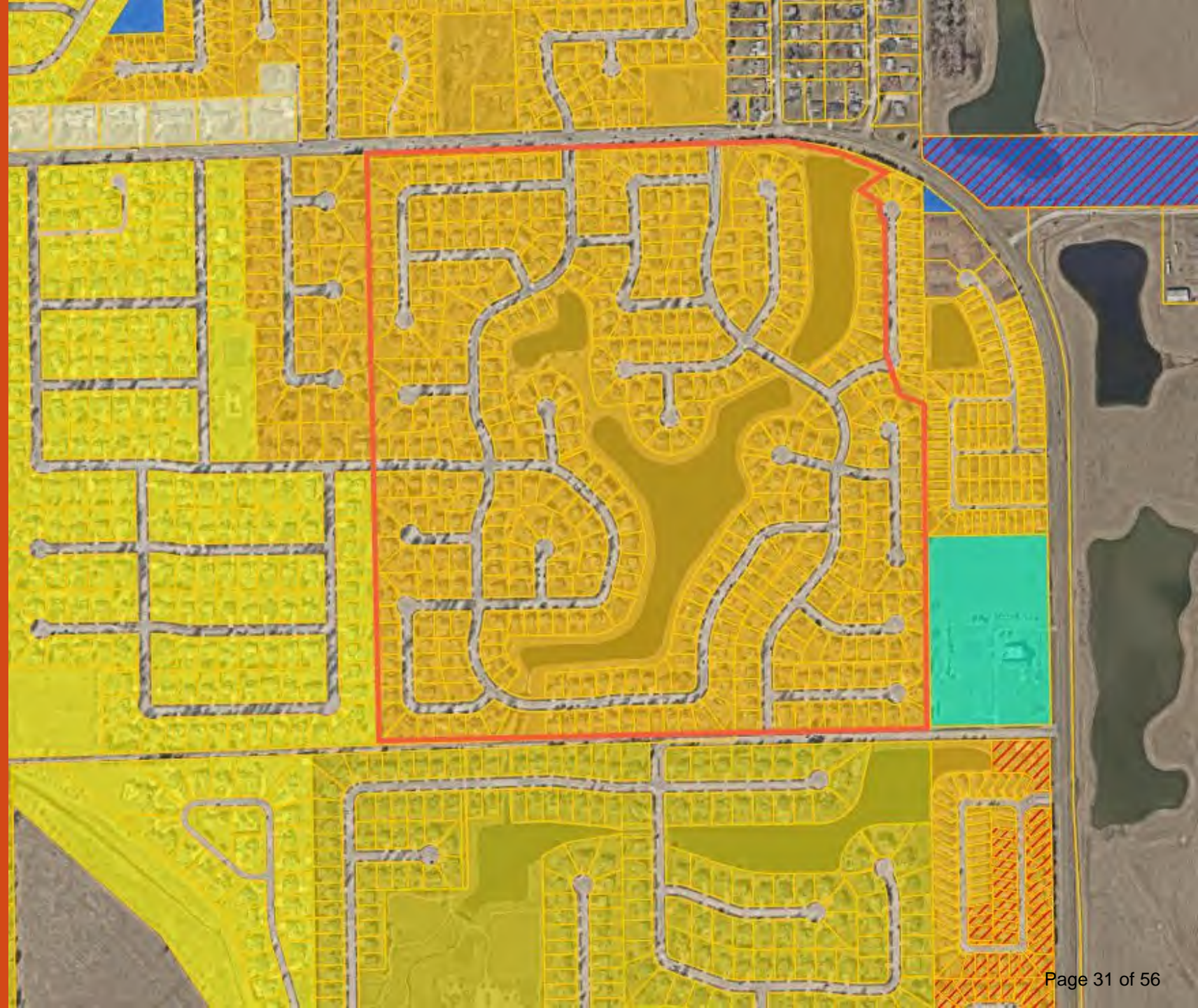
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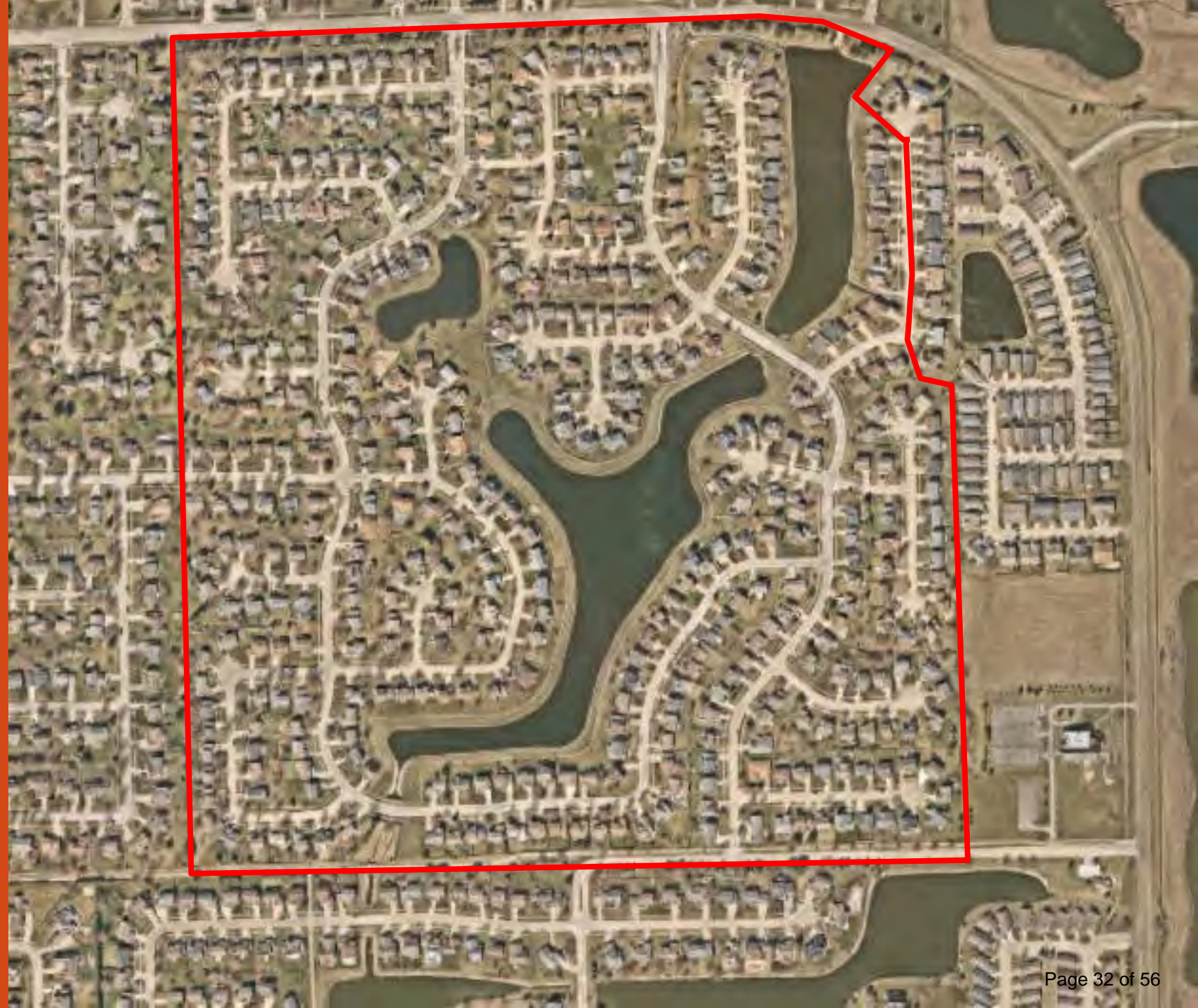
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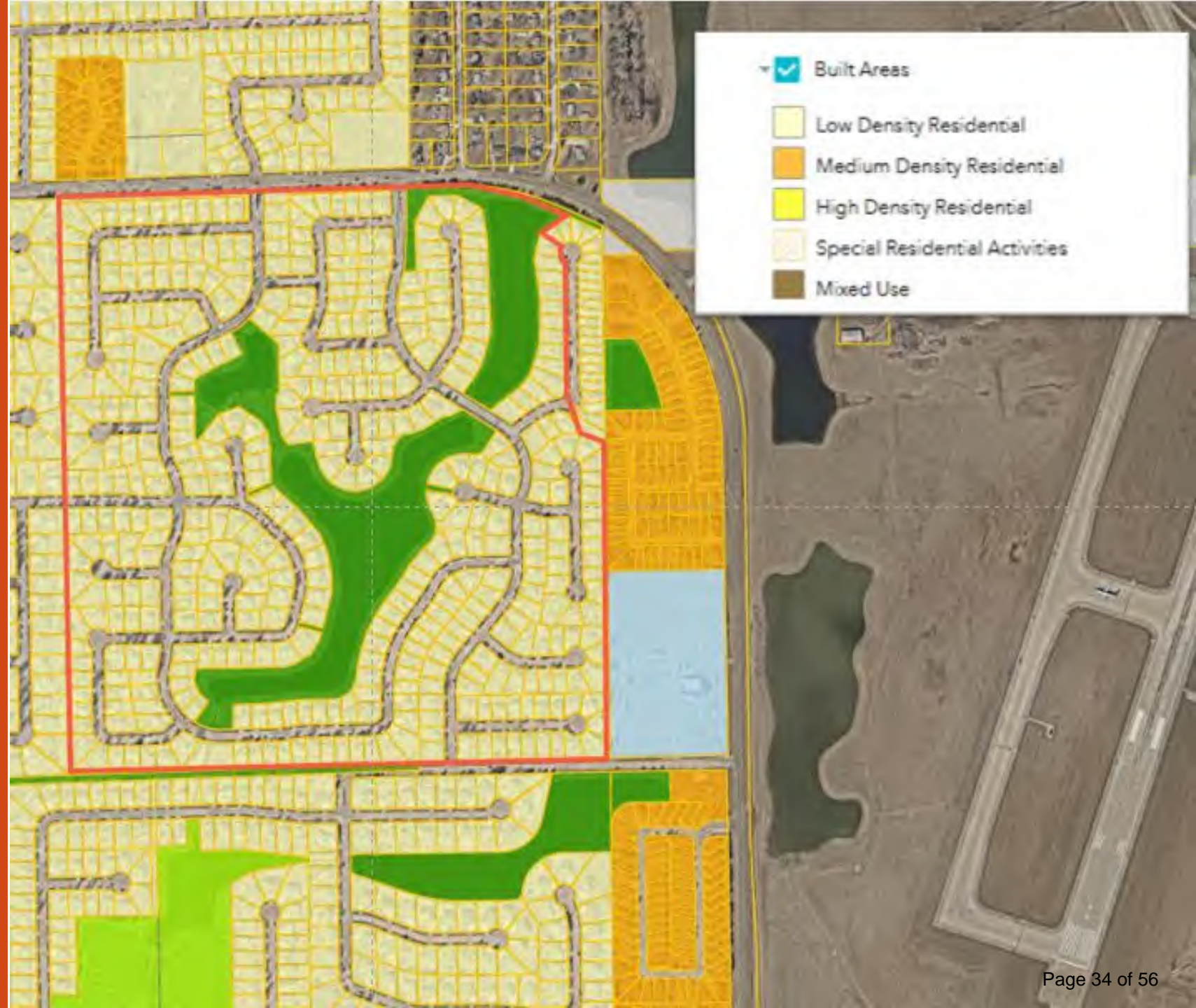
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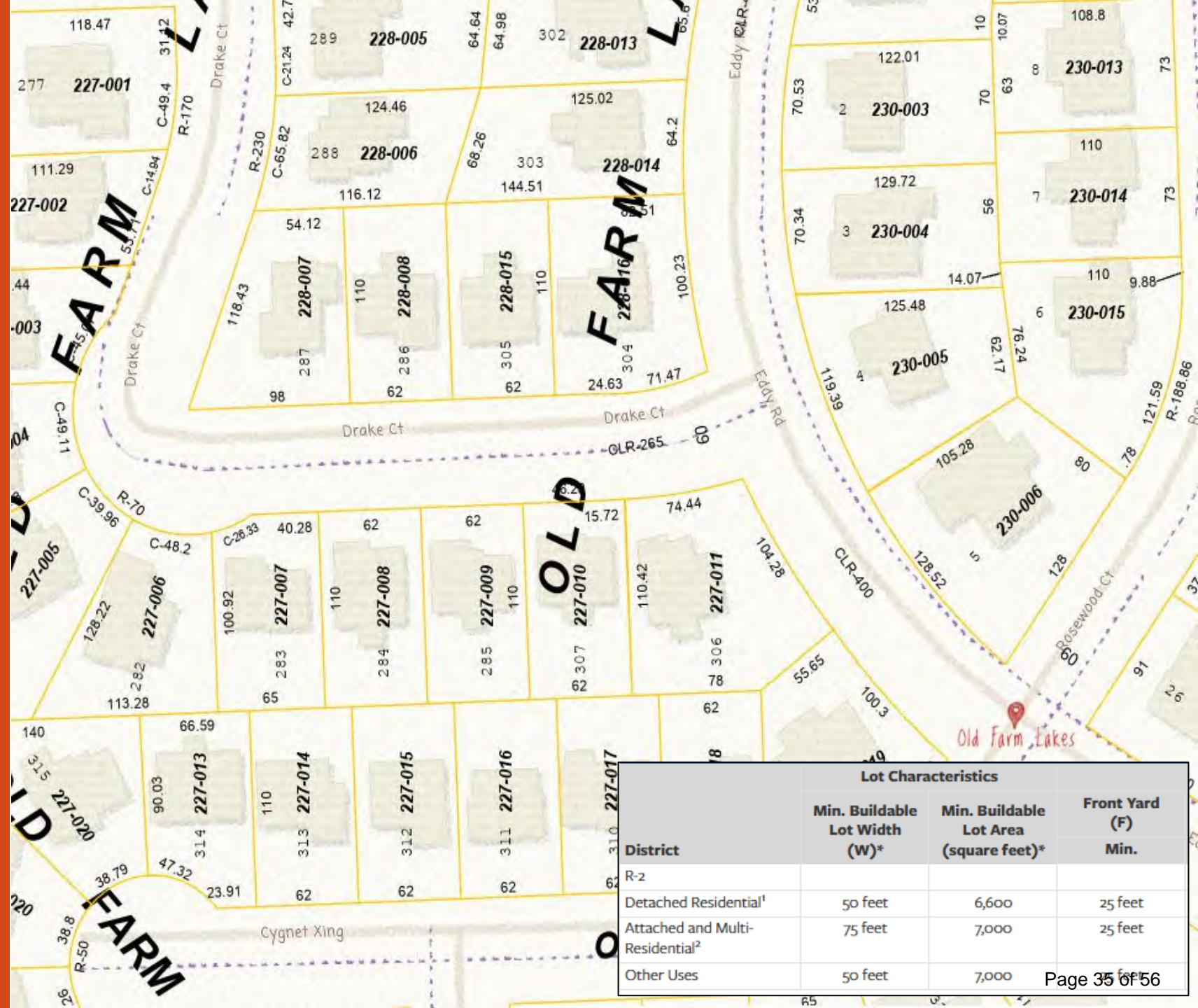
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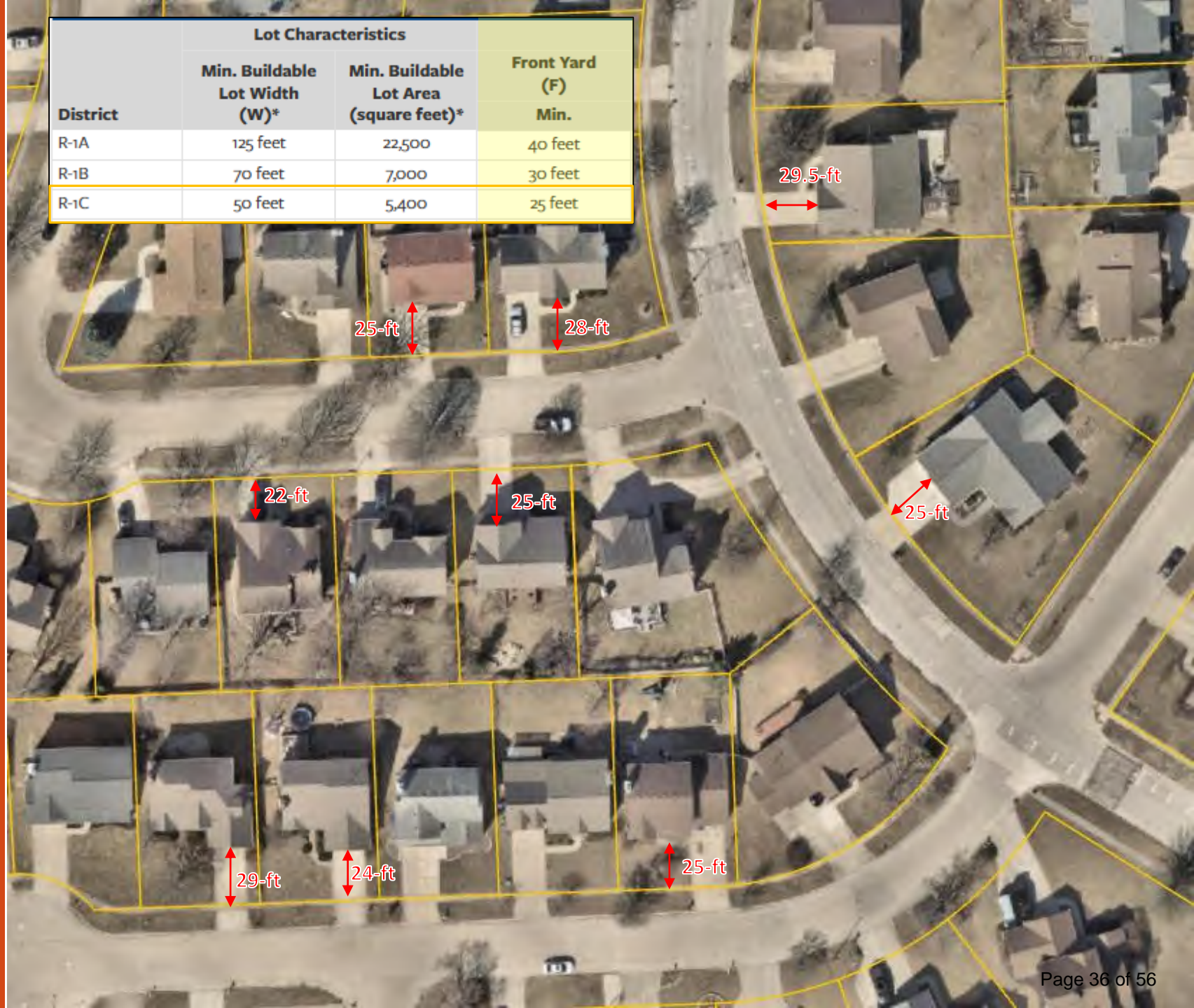


District	Lot Characteristics		
	Min. Buildable Lot Width (W)*	Min. Buildable Lot Area (square feet)*	Front Yard (F) Min.
R-2			
Detached Residential <sup>1</sup>	50 feet	6,600	25 feet
Attached and Multi-Residential <sup>2</sup>	75 feet	7,000	25 feet
Other Uses	50 feet	7,000	

# Z-02-26

Public hearing, review, and action on a request initiated by the City of Bloomington, initiated by the City of Bloomington, for the approval of a Zoning Map Amendment from the R-2 (Multiple-Family Residence) District to the R-1C (Single-Family Residence) District, for the Subdivisions of Old Farm Lakes No. 1, Old Farm Lakes No. 2, Old Farm Lakes No. 3, Old Farm Lakes No. 4, Old Farm Lakes No. 5, Old Farm Lakes No. 6, Old Farm Lakes No. 7, Old Farm Lakes No. 8, Old Farm Lakes No. 9, Old Farm Lakes No. 10, Old Farm Lakes No. 11, Old Farm Lakes No. 12, Old Farm Lakes No. 13, Old Farm Lakes No. 14, Old Farm Lakes No. 15, a portion of Old Farm Lakes Gardens, and Replat of Lots 1, 2, 3 & 4 & Outlot 2 Old Farm Lakes No. 1

District	Lot Characteristics		Front Yard (F)
	Min. Buildable Lot Width (W)*	Min. Buildable Lot Area (square feet)*	Min.
R-1A	125 feet	22,500	40 feet
R-1B	70 feet	7,000	30 feet
R-1C	50 feet	5,400	25 feet



# Z-02-26

Public hearing, review, and action on a request initiated by the City of Bloomington, initiated by the City of Bloomington, for the approval of a Zoning Map Amendment from the R-2 (Multiple-Family Residence) District to the R-1C (Single-Family Residence) District, for the Subdivisions of Old Farm Lakes No. 1, Old Farm Lakes No. 2, Old Farm Lakes No. 3, Old Farm Lakes No. 4, Old Farm Lakes No. 5, Old Farm Lakes No. 6, Old Farm Lakes No. 7, Old Farm Lakes No. 8, Old Farm Lakes No. 9, Old Farm Lakes No. 10, Old Farm Lakes No. 11, Old Farm Lakes No. 12, Old Farm Lakes No. 13, Old Farm Lakes No. 14, Old Farm Lakes No. 15, a portion of Old Farm Lakes Gardens, and Replat of Lots 1, 2, 3 & 4 & Outlot 2 Old Farm Lakes No. 1

## Existing Zoning: R-2 (Mixed Residence) District.

- ...to accommodate development characterized by a mixture of housing types at a high single-family and a low multiple-family dwelling unit density. Densities of up to approximately 13 dwelling units per acre are allowed.... (§ 44-401E)

## Proposed Zoning: R-1C (Single-Family Residence) District

- ...provide primarily for the establishment of areas of higher density single-family detached dwelling units while recognizing the potential compatibility of two-family dwelling units as special uses... (§ 44-401C)

ZONING / USE	R-2 (Existing)	R-1C (Proposed)
Single-family Detached	Permitted	Permitted
Single-family Attached (Townhouse)	Special use	Prohibited
Two-family (Duplex)	Permitted	Special Use
Minimum lot width	50-ft detached 75-ft attached	50-ft
Minimum lot area	6,600-sf detached 7,000-sf attached	5,400-sf

## Compliance with the 2035 Comprehensive Plan

The proposed Map Amendment contributes to:

- **Goal H-1 (Ensure the availability of safe, attractive and high-quality housing stock to meet the needs of all current and future residents of Bloomington),**
  - Objective H-1.1 (Ensure that the housing to accommodate the new growth is a broad range (of types, sizes, ages, densities, tenancies and costs) equitably distributed throughout the City recognizing changing trends in age-group composition, income, and family living habits)
- **Goal N-2 (Improve community identity and appearance by celebrating the unique nature and character of the City's individual neighborhoods),**
  - Objective N-2.2 (Celebrate the uniqueness of Bloomington's neighborhoods)

# Standards for Review – Map Amendments

The suitability of the subject property for uses authorized by the existing zoning. **Standard is met.**

The length of time the property has remained vacant as zoned considered in the context of land development in the area. **Standard is met.**

The suitability of the subject property for uses authorized by the proposed zoning. **Standard is met.**

The existing land uses and zoning of nearby property. **Standard is met.**

Relative gain or hardship to the public as contrasted and compared to the hardship or gain of the individual property owner resulting from the approval or denial of the zoning amendment application. **Standard is met.**

The extent to which adequate streets are connected to the arterial street system and are available or can be reasonably supplied to serve the uses permitted in the proposed zoning classification. **Standard is met.**

The extent to which the proposed amendment is inconsistent with the need to minimize flood damage and that the development of the subject property for the uses permitted in the proposed zoning classification will not have a substantial detrimental effect on the drainage patterns in the area. **Standard is met.**

The extent to which adequate services (including but not limited to fire and police protection, schools, water supply, and sewage disposal facilities) are available or can be reasonably supplied to serve the uses permitted in the proposed zoning classification. **Standard is met.**

The extent to which property values are diminished by the restrictions of the proposed zoning. **Standard is met.**

Whether a Comprehensive Plan for land use and development exists, and whether the amendment is in harmony with it. **Standard is met.**

Whether the City needs more of the types of uses allowed in the proposed district. **Standard is met.**



# Staff Recommendation

## CASE Z-02-26

Staff finds that the standards for map amendments have been adequately addressed.

### Recommended Actions:

Motion to establish **findings of fact, as stated in the Staff Report**, that the request for approval of the proposed **Zoning Map Amendment** to the R-1C (Single-Family Residence) District is in the public interest and not solely for the benefit of the Applicant or Property Owner and to **recommend approval** of the request.

If forwarded, this case would be heard at City Council on February 23, 2026

Consideration and action on a proposal to change the Regular Session Planning Commission meeting schedule from the first Wednesday of every month to the first Thursday of every month, and the regular meeting location to the Government Center Board Room

## Recommended Actions:

Motion to approve **changing the regularly-scheduled meetings** of the Bloomington Planning Commission **to the first Thursday of the month**, and regular meeting location to the **Government Center Board Room**, for the remainder of calendar year 2026.

Meeting time of 4:00 p.m. would remain unchanged.

If approved, this would be in place for the next meeting date of

Thursday, March 5, 2026.



# **Next Meeting**

THURSDAY, March 5, 2026, 4 p.m.  
Government Center Board Room

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## Regular Agenda Item No. 5.A.

**For Planning Commission:** April 2, 2026

**Ward Impacted:** Ward 2

**Subject: PS-01-26** - Public hearing, consideration, and action on a request submitted by Beich III, LLC, for approval of an Preliminary Plan for the subdivision to be known as Vista Crossing (noticed as Prairie Place North), for the property commonly known as 2805 Beich Road, PIN 21-19-326-010, as requested by the Development Services Department.

**Recommended Motion:** Motion to establish findings of fact that the Preliminary Plan does conform with the standards of the Subdivision Code, Zoning Code, and the Official Comprehensive Plan, and to recommend approval of the request.

**Strategic Plan:**

**Goal 4.** Strong Neighborhoods

**Objective 4f.** Residents increasingly sharing/taking responsibility for their homes and neighborhoods

**Background:** The Applicant seeks approval of a Preliminary Plan for the re-subdivision of Lot 2 of Prairie Place North (Ord. No. 2008-59), to facilitate the development of a single-family detached and single-family attached community in the R-3A (Multiple-Family Residence) District. The uses are permitted by right; the subjects of this case are subdivision and infrastructure related aspects of the development which proposes public roads, water, and sewer services.

The approximately 15-acre property was annexed to the City in 1999 as part of a larger annexation case (Ord. No. 1999-067). It was recently rezoned from the R-1H (Single-Family Manufactured Home Residence) District to the R-3A (Multiple-Family Residence) District (Ord. No. 2026-007). The property was used for agricultural purposes through the 1990s and has remained inactive and undeveloped since. Access to public roads and bicycle networks, public water, sanitary, and storm sewer is existing or nearby. Neighboring properties are zoned for residential or public uses. One curb cut onto Beich Road is expected for approval as a new Local Road that will provide access to the entire subject area.

This plan proposes to divide the undeveloped portion of the original Plan into 110 Lots of record (1-110, inclusive) in a variety of sizes to accommodate either four-unit townhome structures planned for individual platting and ownership or smaller-sized single-family detached dwellings. The fronts of the dwellings are designed to face the public street and sidewalk; rear automobile access is planned with attached or detached garages fronting private alleys or drives. Each dwelling is served by a separate public water and sanitary sewer service and has frontage on a public street. Multiple areas have been identified for platting as Outlots or Lots of Record that will remain in common or Property Owners Association ownership to accommodate the private circulation and stormwater components of the proposed subdivision.

The 2035 Comprehensive Plan's Future Land Use Map identifies this area as "Future

Residential,” most likely because of a previous attempt to develop the property as a manufactured home subdivision. It is identified in the Built Areas Map as “Medium Density Residential” for the same reason. It is not identified in the Land Use Priorities Map. After reviewing the relevant factors for consideration, staff finds that the standards for a Preliminary Plan (Plat) have been adequately addressed in the proposed Plan.

**Community Groups/Interested Persons Contacted:** Notice was published in The Pantagraph on March 15, 2026.

**Financial Impact:** N/A

**Attachments:**

1. Staff Report with Attachments 1-3
2. Staff Report Attachment 4 - Preliminary Plan

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**TO:** Planning Commission

**FROM:** Development Services Department

**DATE:** April 2, 2026

**CASE NO:** PS-01-26, Preliminary Plan (Plat)

**REQUEST:** Public Hearing, review and action on a request submitted by Beich III, LLC, for approval of a Preliminary Plan for the subdivision to be known as Vista Crossing (noticed as Prairie Place North), for the property commonly known as 2805 Beich Road, PIN 21-19-326-010.

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## **BACKGROUND**

### *Request*

The Applicant seeks approval of a Preliminary Plan for the re-subdivision of Lot 2 of Prairie Place North (Ord. No. 2008-59), to facilitate the development of a single-family detached and single-family attached community in the R-3A (Multiple-Family Residence) District. The uses are permitted by right; the subjects of this case are subdivision and infrastructure related aspects of the development which proposes public roads, water, and sewer services. Clarifying details and administrative-type alterations remain to be completed prior to final approval, but the substance of the Plan is prepared for public review and consideration.

Outlot A of the Prairie Place North subdivision provides stormwater detention for the benefit of both Lot 1 and Lot 2, stormwater sewers running through Lot 1 will convey a majority of the stormwater from Lot 2 to this basin, and the developer will assist in the construction and maintenance of the basin that was never fully completed with the development of Lot 1.

Following the approval of a Preliminary Plan, infrastructure Construction Plans must be approved, public and private infrastructure must be installed, water and sewer mains must be accepted by the City for public ownership (assuming they meet standards), and a Final Plan/Plat must be created and finalized. Phased installation and platting are planned; the planned phasing allows for continued reasonable access and servicing of public utilities and refuse collection. Provisions for the installation of temporary cul-de-sac turnarounds if the progression in phases is delayed will be included in each platting phase.

### *Property Characteristics*

The approximately 15-acre property was annexed to the City in 1999 as part of a larger annexation case (Ord. No. 1999-067). It was recently rezoned from the R-1H (Single-Family Manufactured Home Residence) District to the R-3A (Multiple-Family Residence) District (Ord. No. 2026-007). The property was used for agricultural purposes through the 1990s and has remained inactive and undeveloped since. Access to public roads and bicycle networks, public water, sanitary, and storm sewer is existing or nearby. Neighboring properties are zoned for residential or public uses. One curb cut onto Beich Road is expected for approval as a new Local Road that will provide access to the entire subject area.

### *Plan Characteristics*

This plan proposes to divide the undeveloped portion of the original Plan into 110 Lots of record (1-110, inclusive) in a variety of sizes to accommodate either four-unit townhome structures planned for individual platting and ownership or smaller-sized single-family detached dwellings. The dwellings are designed to face the public street and walk; rear automobile access is planned with garages fronting private alleys or drives (curb cuts will not be provided from the public road). Each dwelling is served by a separate public water and sanitary sewer service and has frontage on a public street. Multiple areas have been identified for platting as Outlots or Lots of Record that will remain in common or Property Owners Association ownership to

accommodate the private circulation and stormwater components of the proposed subdivision.

*Notice*

The application was filed in conformance with applicable procedural and public notice requirements. Notice was published in The Pantagraph on March 15, 2026.

*Surrounding Zoning and Land Uses*

Zoning		Land Use(s)
North	R-1C (Single-Family Residential) District	Single-Family Residential
South	R-4 (Manufactured Home Park) District	Manufactured Home Park (Unplatted Single-Family Residential)
East	County A (Agriculture) District	ROW/Transportation Corridor/Agriculture
West	County A (Agriculture) District & City P-2 (Public Lands & Institutions) District	RR ROW/Agriculture & Stormwater Management

**ANALYSIS**

*Description of Current Zoning District*

**Existing Zoning: R-3A (Multiple-Family Residence) District**

The R-3A Residence District is intended to facilitate the development of residential districts for primarily multiple-family dwelling units which may generally serve as a zone of transition between nonresidential districts and residential districts of more moderate density. This district is further intended to provide for the needs of persons desiring multiple-family dwelling units at densities from 12 to 29 dwelling units per acre (§ 44-401F).

*Compliance with the Comprehensive Plan*

The proposed Preliminary Plan contributes to the following Goals and Objectives:

- Goal H-1 (Ensure the availability of safe, attractive, and high-quality housing stock to meet the needs of all current and future residents of Bloomington); Objective H-1.1 (Ensure that the housing to accommodate the new growth is a broad range (of types, sizes, ages, densities, tenancies and costs) equitably distributed throughout the City, recognizing changing trends in age-group composition, income, and family living habits).
- Goal UEW-1 (Provide quality public infrastructure within the City to protect public health, safety and the environment); Objective UEW-1.2 (Expand City’s infrastructure, as needed, while supporting the overall goal of compact growth and vibrant urban core).

The 2035 Comprehensive Plan’s Future Land Use Map identifies this area as “Future Residential,” most likely because of a previous attempt to develop the property as a manufactured home subdivision. It is identified in the Built Areas Map as “Medium Density Residential” for the same reason. It is not identified in the Land Use Priorities Map.

**STANDARDS FOR REVIEW FOR PRELIMINARY PLANS**

The Planning Commission shall hold at least one public hearing on any Preliminary Plan, during which it shall determine the extent to which the plan conforms or fails to conform with the standards of the Subdivision Code and the requirements of the City’s *Manual of Practice for the Design of Public Improvements*. Recommendations shall be made upon the determination that the Preliminary Plan complies, or fails to comply, with the requirements for subdivision and the official Comprehensive Plan, as required by City Code

§ 24-302F and discussed below.

*Request for Preliminary Plan (Plat) – Subdivision Principles of Planning*

**A. Adequate vehicular and pedestrian access should be provided to all parcels.**

Direct access to a local public road exists for all proposed lots. Sidewalk requirements are met along both sides of the local roads, and connection is provided to the Constitution Trail along Beich Road.

**B. Local street systems should be designed to minimize through-traffic movements.**

The proposed Plan contains a fully independent road network, not tied to adjacent neighborhoods so through-traffic movements are not a relevant consideration.

**C. Street patterns should minimize out-of-the-way vehicular traffic.**

The proposed street pattern creates traffic pathways that are as direct as possible, allowing for topography, existing development, and the avoidance of through-traffic incentivization.

**D. Local street systems should be logical and comprehensible, and street names should be simple, consistent, understandable and not duplicative.**

The local street system proposed in this Plan is consistent with the City's existing "Planned and Proposed" streets data; the layout is logical and will result in the completion of the local network, based upon the existing infrastructure. The proposed street names have been given preliminary approval; final approval will be given (or changes required) upon Final Platting.

**E. Local circulation systems and land development patterns should not detract from the efficiency of arterial and collector streets.**

Access for the area of this Plan will be via a single new curb cut off Beich Road; this should not detract from or disrupt the efficiency of the larger network.

**F. Elements in the local circulation system should not have to rely on extensive traffic regulation in order to function efficiently and safely.**

There are no long or oversized straight-aways that would encourage increased speeds or result in driver inattention that would necessitate speed reduction techniques. Pedestrian and automobile traffic are separated to the greatest extent possible. A clear hierarchy of primary, secondary, and access pathways is present and supported by the direction and proposed placement of the structures.

**G. Traffic generators within residential areas should be considered in the local circulation pattern.**

No traffic generators other than the residents of the subdivision are present in the proposed plan.

**H. Planning and construction of local streets should clearly indicate their function.**

Refer to standard "F". The local roads in the proposed Plan are public streets, and proposed widths meet the Public Street requirements in the Manual of Practice. Direct access has been provided for each lot. Required sidewalks are provided on both sides of all proposed roads.

**I. The local street system should be designed for a relatively uniform low volume of street traffic.**

The proposed local roads have been designed to safely permit two-way traffic, but they are not wide enough to encourage excessive speeds through overdesign.

**J. Local streets should be designed to discourage excessive speeds.**

Refer to standard "I".

**K. Pedestrian-vehicular conflict points should be minimized.**

Appropriate sidewalks have been provided on both sides of all public roads within the proposed Plan. Due to the reduced widths of the Lots as compared to a single-family development in an R-1 (Single-Family Residence) District, automobile access for each Lot will be granted from the rear to reduce the pedestrian conflict with cars entering/exiting private property.

**L. An optimum amount of space should be devoted to street uses.**

Refer to standards "H" and "F".

**M. The arrangement of local streets should permit economical and practical patterns, shapes and sizes of development parcels.**

A reasonable and appropriate layout has been provided to meet the needs of the development proposed for the property. Streets and Lots have been designed to reduce the amount of public infrastructure required to serve the proposed subdivision, while still meeting the requirements of the Code. Due to the narrow nature of the Lots, automobile access has been provided from the rear of the structures, with pedestrian access facing the public street and sidewalk.

**N. Local streets should be related to topography from the standpoint of both economics, drainage and amenities.**

The design for the proposed streets, buried utilities, and grading/drainage allows the use of gravity storm and sanitary sewers, without requiring the construction of a lift station. There is no topography present on the portion of the site to be developed for active use that is significant enough to disrupt line of sight during travel.

**O. Open space areas should be provided, commensurate with the projected population density of the development.**

Parkland Dedication is required for development associated with this Plan; some of the required acreage is planned for dedication once the final engineering for stormwater detention is finalized; the remaining obligation will be assessed a fee in lieu of land dedication.

**P. Major elements of the street system may be used to help define and buffer different land use areas enhancing their identity and cohesiveness.**

N/A. This development consists of a single subset of land uses (small single-family dwellings) adjacent to other similar land uses (small, primarily single-family dwellings).

**Q. The street and pedestrian circulation pattern in a new residential subdivision shall be compatible with the Comprehensive Plan of the City of Bloomington.**

The circulation pattern proposed in the Plan supports the following Policies of the Comprehensive Plan:

- UEW-1.2c Promote compact and orderly development of infrastructure consistent with the

overall goals of this comprehensive plan.

- UEW-1.2b Prioritize new development where City services are available or can be extended efficiently and economically.
- TAQ-1.1h Continue implementation of design standards for local street alignment and configuration that sustain neighborhood character, improve safety, and incorporates passive disincentives for diversion from collector and arterial streets.
- TAQ-1.1l Incorporate sidewalks and other infrastructure into the classified system.

**R. Subdivision layout should optimize the overall length of streets.**

Refer to Standard “M”.

**S. Residential areas should be conveniently accessible from arterial and collector streets.**

All residential areas are within one long block of a collector street, but no driveway curb cuts are located directly on such. No excessive turning or winding is required to access any residence.

**T. Access points to arterial and collector street facilities should be limited in number, given special design consideration, and, whenever possible, located where other features are not competing for driver attention.**

No arterial streets are within the Plan area. A no-access strip will be provided at the rear of the property lines where the lots back onto Beich Rd., ensuring that driveways will be constructed with local road access only; a single point of access from a collector street is provided (Beich Rd).

**U. Driveway entrances should be minimized on arterial streets and, whenever possible, on collector streets in residentially zoned areas.**

Refer to Standard “T”.

**V. Through-traffic on local residential streets should be avoided where practical.**

Refer to Standard “B”.

**W. Lot layout in residential subdivisions should be designed to reduce the incidence of housing on arterial streets.**

No arterial streets are present within the Plan area.

**X. Public utilities, including water, storm sewer, and sanitary sewer facilities, should be existing or proposed by the developer or the City of Bloomington of a size adequate to serve the proposed subdivision and any other future development they may be required to service.**

Public water and sewer mains of appropriate size are located within a short distance of the Plan boundary; both sides are already developed so no main extension is required to serve other future development. Engineering will review and approve the final sizing and layout of any infrastructure obligations remaining as part of the Construction Plan approval process.

**Y. The general land use principles and planning standards should be applied to the subdivision as contained in the Comprehensive Plan of the City of Bloomington.**

The following principles from the “Future Growth & Land Use Plan” from the City’s 2035 Comprehensive Plan are illustrated in the proposed plan:

- **Excellence in Design:** "...Design should balance competing priorities and meet multiple needs without compromising quality."
- **Context:** "Respect and respond to an area's immediate context. Responsive, place-based design helps create distinctive places that are compatible with surroundings..."
- **Choice:** "Offer a range of housing choices with varying sizes, densities, style and age. Housing types, though different, should be designed to relate to each other to create vibrant and cohesive streetscapes."

**Z. Cul-de-sac streets shall be limited in number to encourage more equal utilization of local streets.**

The proposed Plan does not include the use of cul-de-sac streets.

**AA. More than one entrance to a subdivision shall be required where feasible.**

It was deemed inappropriate by City staff and problematic by the developer to connect to the existing private roads of the neighborhood to the south. Due to existing development on both sides and a railroad to the rear, a single point of entry has been provided, but the distance from the entrance to the rear of the development is not significant.

**BB. Interconnection of adjoining residential subdivisions shall be required where feasible.**

Refer to Standard "F".

*Request for Preliminary Plan (Plat) – Layout and Design Requirements*

**A. Subdivisions shall consist solely and exclusively of lots of record, outlots, easements, public right-of-way and public improvements.**

The proposed Plan consists of 110 Lots of Record (1-110, inclusive) in a variety of sizes to accommodate single-family detached and attached dwellings. Outlots and Lots of Record (not included in the current numbering) will need to be created during Final Platting to allow community stormwater and private access areas to be appropriately owned and managed. Utility and drainage easements, ingress/egress easements, public streets, and public improvements including sidewalks are also present in this plan or will be required as part of the Final Platting process.

**B. All proposed lots of record shall front on and have access to a public street or roadway. Flag lots are not permitted in R1 and R2 Zoning Districts.**

Direct access to a local road has been provided for all Lots of Record created by the Plan.

**C. All proposed lots of record shall meet or exceed the lot size, dimension and area requirements of any applicable zoning regulations of the City of Bloomington and, when applicable, the County of McLean.**

The overall lot, prior to subdivision, complies with the Zoning Code and would allow the proposed structures to be developed without alteration from the current plan since the current R-3A District allows multiple principle structures on a single lot; a provision that specifies that multiple Lots of Record may make up a Zoning Lot allows the platting of Lots within the current property that does not require individual Lots of Record to meet size minimums since the overall development does.

**D. Outlots may not be used for buildings or parking lots.**

Shared rear access (and detached garages) will be lots in common ownership, rather than Outlots.

**E. Rear, side, and front yard easements shall be dedicated to the City for use by the City and private utility companies (for gas, electricity, Cable TV, water, storm sewer, sanitary sewer, etc.) as provided herein.**

The property reserved for easements is sufficient. During Final Platting, additional easements may need to be added over drainage pathways, but the current level of detail is sufficient to identify the need and approximate location.

**F. Where residential lots are platted abutting an arterial major street, the “back-up” treatment should be used and a “no-access” strip depicted on those lots adjacent to the arterial street.**

A “No Access” strip will be provided at the rear of the properties where the lots back onto Beich Rd.

**G. Boundaries of the subdivision shall be drawn to meet or exceed the required standards.**

The boundaries of the proposed Preliminary Plan include “all contiguous property in common ownership or unified control,” as required per § 24-402B of the City Code. The Plan includes sufficient information on the adjacent properties to place the Plan in the context of other development and infrastructure improvements in the area, and to meet the requirements of the Manual of Practice 1.05A(2)(b)(iv).

**H. In general, lots shall be as nearly rectangular in shape as practicable.**

Lots of Record are generally rectangular. Outlots or Lots in common ownership, not designed to hold a principal structure, will make up the remaining areas where complicated measurements related to setback will not present an issue.

## **STAFF RECOMMENDATION**

After reviewing the relevant factors for consideration, staff finds that the standards for a Preliminary Plan (Plat) have been adequately addressed in the proposed Plan, and recommends the Planning Commission take the following action(s):

Motion to establish findings of fact that ***the Preliminary Plan does conform*** with the standards of the Subdivision Code, Zoning Code, and the Official Comprehensive Plan, and to ***recommend approval*** of the request.

Respectfully submitted,  
Alissa Pemberton  
Planning Manager

**Attachments:**

1. Zoning Map
2. Aerial Image
3. Existing/Planned/Proposed Utility & Streets Data
4. Separate Attachment – Preliminary Plan

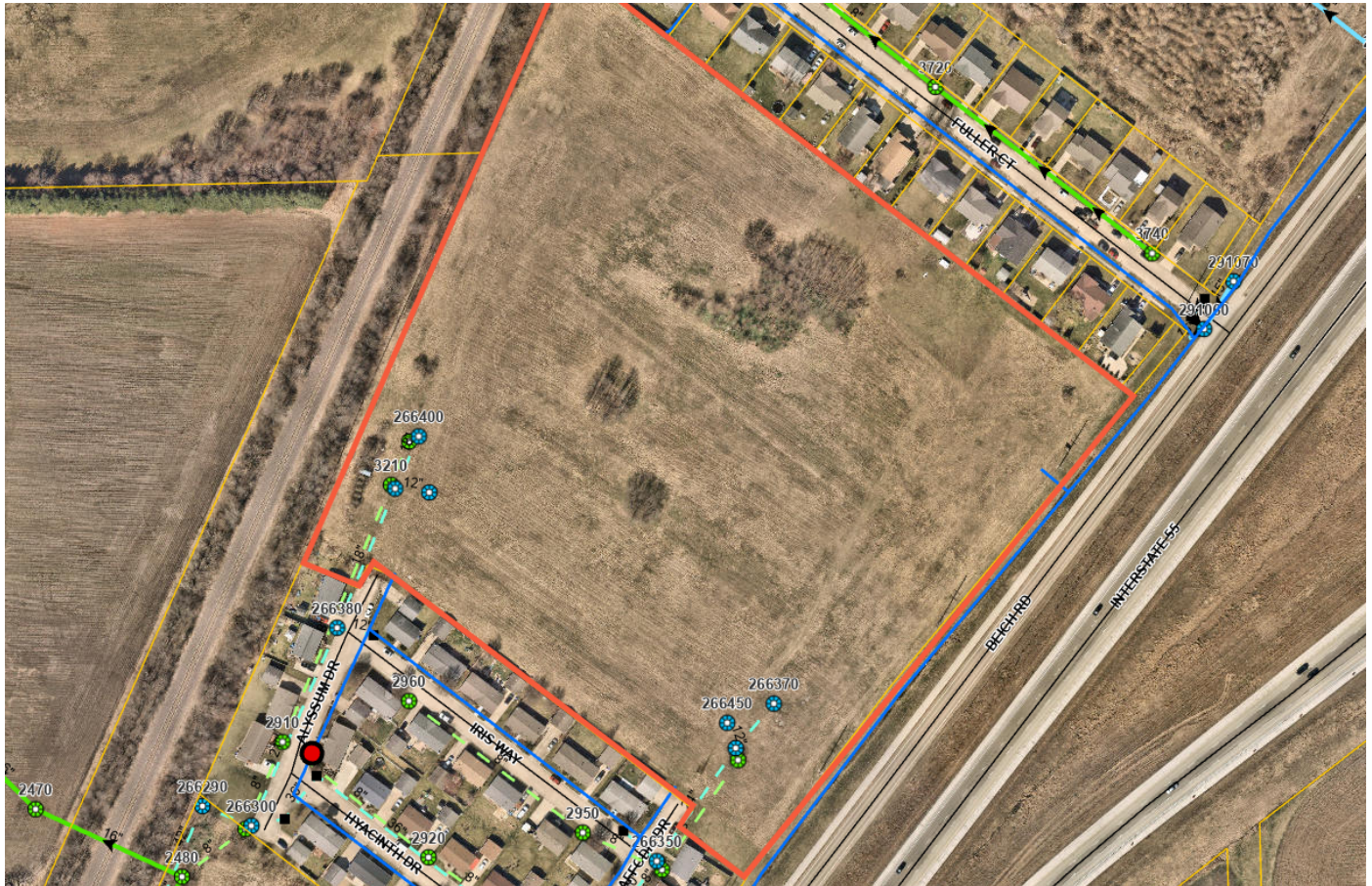
Attachment 1 - Zoning Map



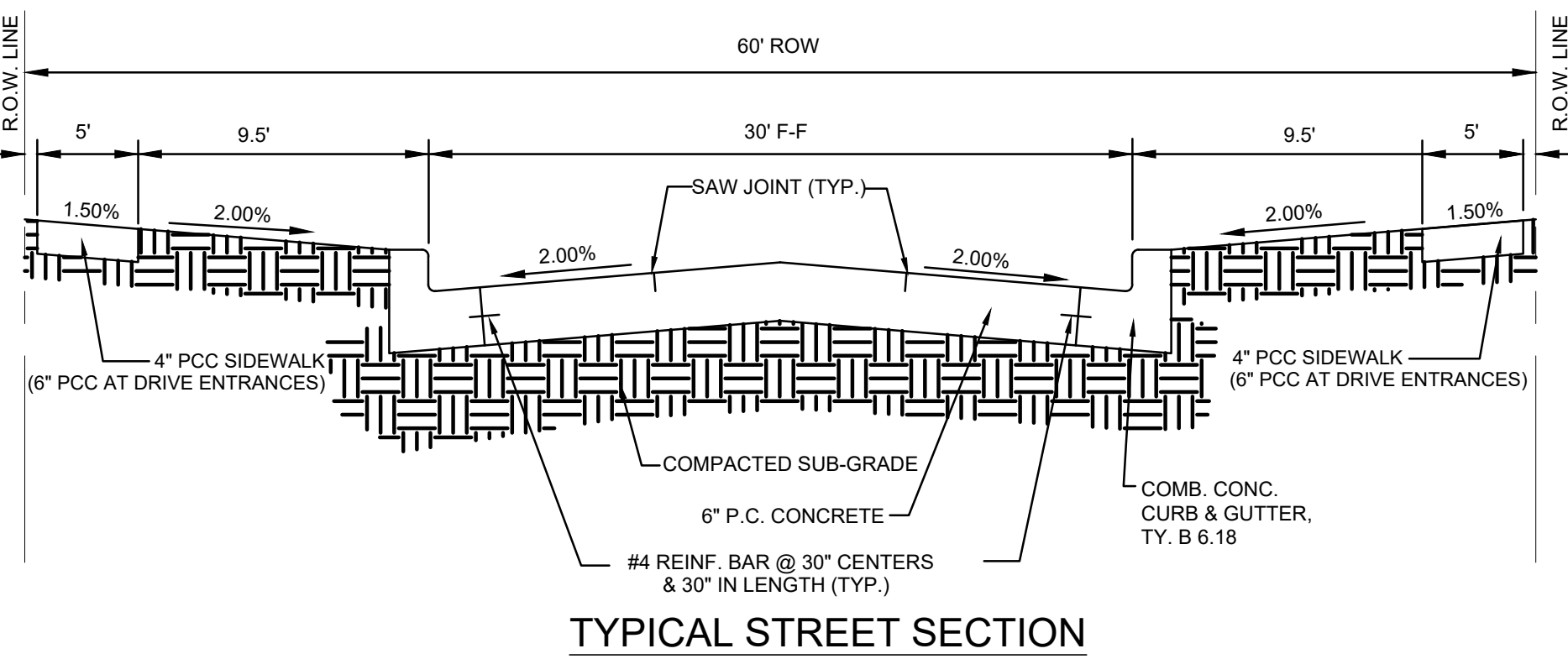
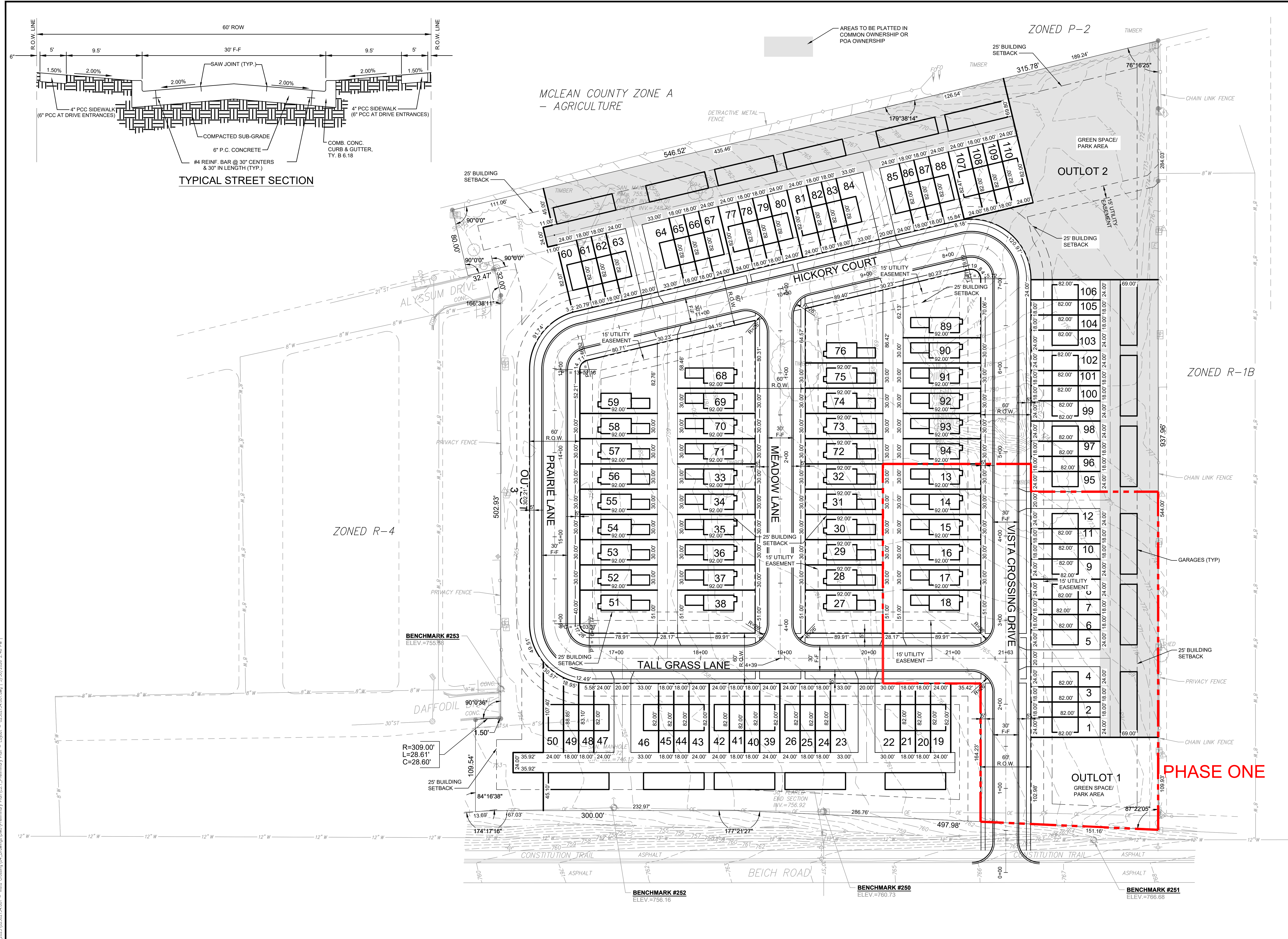
Attachment 2 - Aerial Image



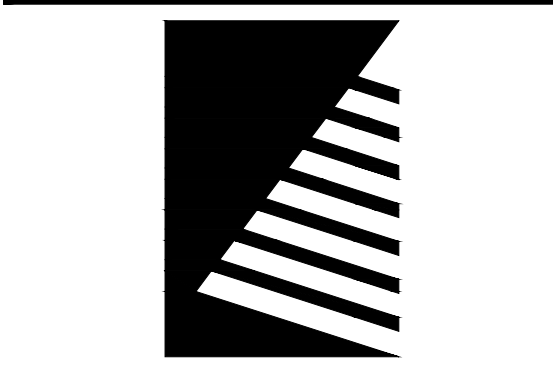
Attachment 3 – Existing/Planned/Proposed Utility & Streets Data







TYPICAL STREET SECTION



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ISSUE # DATE: DESCRIPTION:

**Preliminary Plan  
 NOT FOR CONSTRUCTION**

PROJECT:  
 Beich3 Property Management

**Vista Crossing  
 Preliminary Plan**

Beich Road, Bloomington, IL 61705

DATE: 03/30/2026

DESIGNED: CME

DRAWN: AEO

REVIEWED: CME

FIELD BOOK NO.: BMI 3463

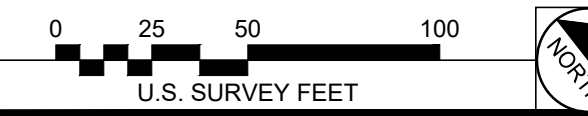
**PRELIMINARY PLAN -  
 LAYOUT**

SHEET NUMBER:

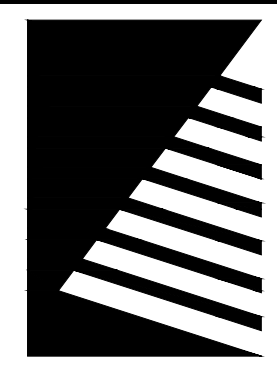
**C2.1**

PROJECT NO.: 02502154.001

**1 PRELIMINARY PLAN - LAYOUT**  
 SCALE: 1"=50'



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Engineers | Architects | Surveyors | Scientists

ISSUE:  
# DATE: DESCRIPTION:

**Preliminary Plan**  
NOT FOR CONSTRUCTION

PROJECT:  
Beich3 Property Management

## Vista Crossing Preliminary Plan

Beich Road, Bloomington, IL 61705

DATE: 03/30/2026

DESIGNED: CME

DRAWN: AEO

REVIEWED: CME

FIELD BOOK NO.: BMI 3463

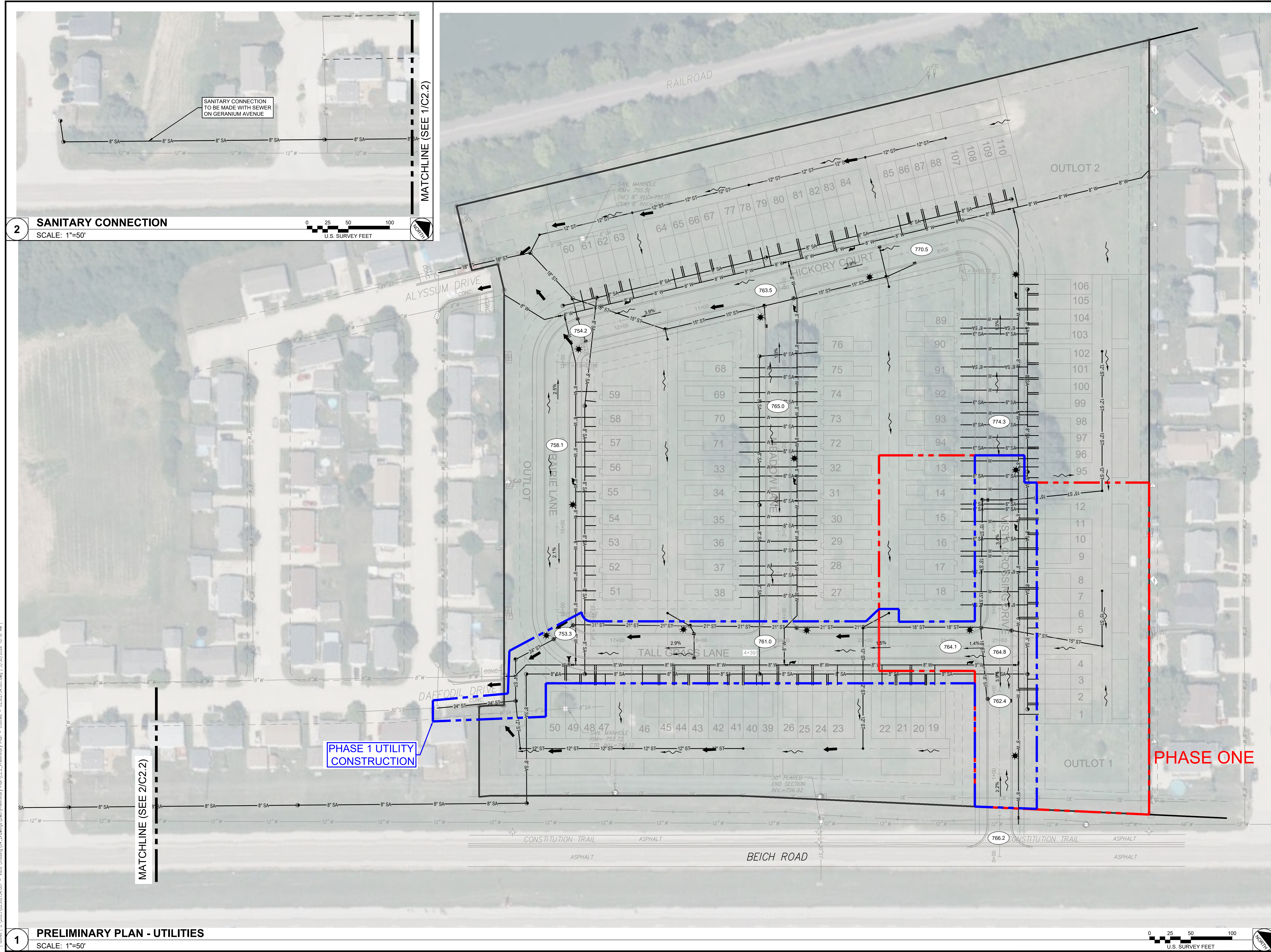
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## PRELIMINARY PLAN - UTILITIES

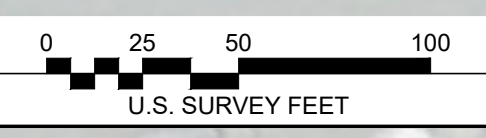
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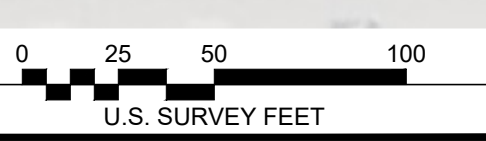
PROJECT NO.: 02502154.001



**2 SANITARY CONNECTION**  
SCALE: 1"=50'



**1 PRELIMINARY PLAN - UTILITIES**  
SCALE: 1"=50'



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