



**Planning Commission - Regular Session Agenda
Government Center Boardroom, 4th Floor, Room #400
115 E. Washington Street, Bloomington, IL 61701
Thursday, July 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 at least 15 minutes before the start of the meeting. Individuals wishing to speak in-person may register at 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 May 7, 2026, regular meeting of the Bloomington Planning Commission** (Recommended Motion: The proposed Minutes be approved.)

5. Regular Agenda

- A. **PS-02-26 - Public hearing, consideration, and action on a request submitted by COII, LLC, for approval of an Preliminary Plan for the subdivision to be known as Maple Square, for the property commonly known as 1029 Maple Hill Road, PIN 14-31-400-038** (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.



For Planning Commission: July 2, 2026

Ward Impacted: City Wide

Subject: Review and approval of the Minutes of the May 7, 2026, regular meeting of the Bloomington Planning Commission

Recommended Motion: The proposed Minutes be approved.

Strategic Plan:

Core Government Function. This item fulfills a statutory, regulatory, fiduciary, or essential operational responsibility necessary to maintain continuity of municipal services and sound governance.

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. These draft minutes have been revised since the initial publishing of the draft minutes.

Community Groups/Interested Persons Contacted: N/A

Financial Impact: N/A

Attachments:

1. 05-07-2026 Planning Commission meeting DRAFT minutes
2. 05-07-2026 Planning Commission meeting presentation



**DRAFT MINUTES
PLANNING COMMISSION – REGULAR SESSION
WEDNESDAY, MAY 7, 2026, 4:00 PM**

The Planning Commission convened in regular session at 4:01 PM, May 7, 2026, in Council Chambers, Government Center. 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	Absent
Thomas Krieger	Commissioner	Absent
David Lewis	Commissioner	Present
Rachael Mosley	Commissioner	Present
Mark Muehleck	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

Ms. Pemberton noted that one emailed public comment was received by staff regarding a Regular Agenda item and would be addressed during its public hearing.

Consent Agenda

Item 4.A. Review and approval of the Minutes of the April 2, 2026, regular meeting of the Bloomington Planning Commission.

Commissioner Beyer made a motion, seconded by Commissioner Lewis, to approve the Minutes with the correction that Kelly Pfeifer, Director of Development Services, was present at the meeting.

AYES: Beyer; Cullen; Lewis; Mosley; Muehleck; Peradotti; Prior.

Motion carried (viva voce).

Regular Agenda

Item 5.A. **Z-05-26** – 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 (1) Definitions, (2) Use Permissions and Use Provisions for Mini Warehouses, (3) Screening for Roof-Mounted Mechanicals, (4) Sight Distance Requirements, (5) creation and implementation of a "Corner Side Yard."

Mini Warehouse (§ 44-1026)

Ms. Pemberton reviewed the staff report for the proposed zoning text amendments. The presentation was broken into two sections: mini-warehouses; and secondary front yards, fences, clear sight triangles, and other items. She related that staff have fielded several special use permit requests for mini-warehouses and the Commission and Council have generally granted those requests. Staff have proposed several amendments that would facilitate development of more functional and visually-appealing mini-warehouses, especially in the Downtown District. These changes include reducing the minimum lot size requirement and modifying perimeter fencing requirements.

She reviewed the suggestions from the emailed public comment from Eric Lehmann, a prospective developer interested in building mini warehouses in the D-3 (Downtown Warehouse and Arts) district, which focused on limiting proposed mini warehouses “in the D-1 (Central Business) and D-2 (Downtown Transitional) districts to those floors above the first story above grade, and allowing them in the D-3 district in ground-floor, street-facing frontage only when that space has not been occupied by an active retail, restaurant, personal service, or arts/gallery use in the last three years.” Ms. Pemberton was concerned that the rolling three-year period would be difficult to implement and recommended simply stating “since the adoption of the proposed amendments.” The intent is to allow mini warehouses in the ground floor of buildings in the D-3 district if they are vacant.

A second recommendation proposed by Mr. Lehmann addressed screening, stating that a building façade that screened the proposed mini warehouse would satisfy the landscaping and buffer requirements of § 44-1026.A.1 and no additional screening would be required along that frontage.

Commissioner Mosley asked for an example of “public pressure” that would be put on property owners to maintain their property. Ms. Pemberton responded that the new “50% transparency requirement” for screening would allow the public to see the condition of a property behind a fence instead of it being completely hidden from the public: this should incentivize the property owner to adequately maintain their property.

Mechanical unit screening (§ 44-1308C)

Ms. Pemberton reviewed the current requirements for screening roof-mounted mechanicals, which is that they must be opaquely-screened on all sides even if they are not visible from off-site. The proposed amendment requires screening only if it is visible from the ground on an adjacent right-of-way, at average height of five feet, six inches (5'-6"). This amendment does not change the performance standards to manage sound generated by the mechanicals.

Clear Sight Triangles (§ 44-909)

Mr. Ricci reviewed the proposed amendment for clear sight triangles, which addresses the safety zoned at intersections of streets with other streets and with driveways and alleys. The current language has contradictions between the text and the figure, and measures the distances from the curb line instead of from the property line, the more typical method. One ordinance subsection prohibits all obstructions while the other subsection prohibits only landscaping; the amendments prohibit all obstructions in both subsections, with exceptions. At the street-street intersection, the larger the street, the larger the clear sight triangle will be. If there is no sidewalk to measure it from – as many people use that as the marker of their property line – the property owner must determine where their property line is: other language elsewhere in the amendments reinforces the responsibility of a property owner to know where their property lines are. A street-driveway or street-alley intersection has a standard 10-foot by 10-foot clear sight triangle.

Commissioner Prior commented that he was walking in his neighborhood and noted many violations of the code, especially shrubbery along driveways. He asked to whom someone would submit a complaint. Ms. Pemberton responded that many of the structural obstructions would be handled during the permit review process; landscaping obstructions would be handled by submitting a Property Maintenance complaint. She thinks it will take a long time to get everyone in compliance, but that is the intent of the amendment.

Mr. Ricci continued, explaining that the amendment requires that the “clear sight triangle shall be free of structures and other opaque, or substantially opaque, objects between a height of two-and-a-half (2.5) and 10 feet,” and that would include landscaping, so a two-foot-tall hedge or in the clear sight triangle or a taller hedge outside the clear sight triangle. Landscaping that is sparse – not like a box hedge – that can be seen through would be acceptable; this opacity is subjective. Staff discussed buildable areas of lots, which are specifically exempted in the amendment acknowledging that Downtown lots can be small and narrow, especially corner lots and also have no required yards, so those buildings that would be in a clear sight triangle in another situation would not be in violation of this part of the code.

Commissioner Lewis asked about the subjectivity mentioned: 2.5’ height is measurable, not subjective. Mr. Ricci clarified that the comment of subjectivity was about the opacity of the landscaping not the height. He stated that there is also a clause that the City can require a larger clear sight triangle if conditions warrant it. Ms. Pemberton gave an example of subjectivity: yew trees that people remove the lower limbs of so that it is only a trunk with branches starting above the head. Chair Peradotti asked for the reasoning behind the 10-foot range of the prohibition. Mr. Ricci responded that that range puts all pedestrians’ eyes and most drivers’ eyes – even in tall trucks – within that clear zone. If the height was shorter, the eye contact would be blocked by the obstacle or landscaping. Ms. Pemberton added that it is because car windows are between 2.5 and 10 feet high. Ms. Pemberton stated that this range reflects what is in many engineering manuals and practices.

Secondary Front Yard (§ 44-1626; § 44-303, -403, -503, -603, -703)

Mr. Ricci reviewed the proposed new definition of a secondary front yard, known elsewhere as a “corner front yard.” Corner lots are burdened with two required front yards, rather than with

one front yard and one side yard. In the City of Bloomington, that is a difference between a 25-foot principal structure required yard and a 6-foot required yard. Similar to other jurisdictions, the proposed amendment would average the required front and side yards to calculate the required secondary front yard. The primary front yard would be the narrower of the two front yards. The proposed amendments include a new diagram (Figure 44-1626A. Yard Locations), updating all of the individual bulk and site standard sections throughout the ordinance, updating the Definitions section, and updating the Fences section (§ 44-910). The figure for Accessory Buildings and Structures (Diagram 908.D(2)) was updated with the new Secondary Front Yard, and better clarifies where accessory structures may be located and the required buffers.

Commissioner Beyer asked if the diagrams in each of the district site development standard sections (Diagram 303A, 403A, 503A, 603A, 703A) should be updated as well; both Ms. Pemberton and Mr. Ricci agreed that they should, and they would correct the draft language. Ms. Pemberton stated that she reviewed the past variance cases heard by the Zoning Board of Appeals in which someone asked for relief from a secondary front yard restriction, and she was comfortable with how the proposed amendment would have regulated each particular situation.

Commissioner Mosley asked how the secondary front yard interacts with private covenants that may regulate the placement of sheds. Ms. Pemberton responded that the City does not enforce private covenants and that some of the City's permit applications specifically state that the City's regulations do not override private covenants but that the City also does not enforce any private covenants, and that the applicant should talk to their Home Owners Association (HOA). Commissioner Lewis asked her to repeat that. She restated that the City can issue a shed permit that does not violate any City code and the applicant could still get sued by their HOA for putting that shed in the wrong place based on the HOA's rules.

Upon asking commission members their preference about adding the updated required yard diagram, Commissioner Beyer stated that she would prefer it to be added to each district's bulk and site standard subsection.

Fences (§ 44-910)

Mr. Ricci reviewed the proposed regulations regarding fences. The new regulations state that it is the property owner's responsibility to know where their property lines are located, and that a fence is permitted either on the property line or a minimum of three feet in from the property line, to allow for proper maintenance of the land outside the fence. This distance mirrors another reference to fences along a secondary front yard behind the rear face of the house, which allows them to be six-feet tall rather than four-feet tall, if they are set back a minimum of three feet from the property line. Additionally, the City will now permit a fence to be located in an easement if properly authorized by any utility company that has utilities in that easement, if a statement of waiver of liability from that utility company is obtained by the applicant, and also prior written consent from the City Engineer is also obtained by the applicant. Staff have received several requests from people to put fences in easements to which we have responded "No, you will need to get the easement vacated or you need to move the fence." In many cases, the easements may be decades old, and/or there may not be any utility equipment in them. This amendment provides the property owner the option to do the work of obtaining signoffs and not have to go to the more difficult – and permanent – option of vacating the easement.

Mr. Ricci continued, noting that the amendment clarifies that a lot with frontage along opposite sides – a double-frontage lot – with an approved access that is interior to the subdivision will have the rear frontage considered a rear yard – not a secondary front yard – for the purposes of the fence regulations, allowing it to have an opaque fence up to six feet tall. Ms. Pemberton gave an example of the existing homes that back onto Hershey Road. Mr. Ricci reviewed the updated diagram showing maximum fence heights, fence materials, and fence setbacks. Fences can also be taller if they are located along interstates, arterials, or railroad right-of-way, or up to eight feet tall in the rear yard with permission from the Zoning Administrator.

More fence materials would be allowed in more zoning districts, including coated chain-link fences in some locations. Ms. Pemberton stated that chain-link fences do have some benefits over other fence types, and there are more options of those than were available in early years, and the City has allowed them as alternate materials often enough to warrant considering them as an approved material in the applications now specified in the amendments. Commissioner Beyer asked if chain-link fences are significantly less expensive than other materials like cedar or pine. Ms. Pemberton stated that it depended: the coated chain-link is more expensive than the uncoated chain-link, and concrete-post foundations may be more expensive, but homeowners may be able to install it themselves saving on significant labor costs.

Off-street parking and loading

Mr. Ricci stated that recent state legislation exempts parts of the city where minimum parking requirements may not be enforced, primarily areas which are served by mass transit to a certain extent. The amendment simply states that city zoning parking requirements must not conflict with state or federal legislation. Ms. Pemberton added that additional legislation may increase this parking regulation exemption, and that the City had already eliminated minimum parking requirements in the Downtown District where most of the newly-exempted land is located.

Definitions

Mr. Ricci reviewed the changes proposed to several definitions. “Energy Storage System” is a new definition that is added to include future uses like battery energy storage systems. “Kennel” is being updated to allow two of any given species rather than a maximum on the total number of animals; this mirrors what the Town of Normal recently adopted. “Mechanical equipment” is a new definition. “R-D (Downtown Residence)” was missing from the list of zoning districts and has now been added. Clarifying language was added to the site plan review section that a site plan must include any and all easements on the property.

Commissioner Beyer asked if energy storage systems (ESS) are allowed in the current use table. Ms. Pemberton responded that they already exist in the city and staff wanted to add the definition and then include them as a form of mechanical equipment, so that they would be required to be located in rear yards rather than in side yards. They are being installed with solar energy systems and for EV charging systems, and staff wanted to prohibit them from being able to be seen from the front, which is why it is proposed to be treated as mechanical equipment, which is a permitted encroachment in the zoning code. Commissioner Beyer asked for clarification about how an ESS was a mechanical, and Ms. Pemberton explained that it falls under the “electrical systems” part of the definition of “mechanical.” She reviewed the possible types of ESS, noting that Battery ESS (BESS) is one of the most common. Commissioner Beyer

asked how ESS interact with data centers. Ms. Pemberton responded that a data center could potentially use an ESS to reduce energy costs by storing energy during off-peak times to then consume during peak times. Mr. Ricci stated that an ESS could be a principal use or an accessory use, similar to solar energy systems. Ms. Pemberton clarified that the intent of the definition was to simply add the definition of the new technology to the zoning ordinance, with the likelihood that it would be used to define proposed accessory uses.

The commission had no further questions. Chair Peradotti asked Ms. Pemberton to recap the main difference between the language recommended by staff for mini warehouses versus what Mr. Lehmann recommended. Ms. Pemberton explained that the differences were minor and that both versions would have required a special use permit; review for this special use permit would include review of the compliance with required use provision and provide an opportunity for Plan Commission to recommend that City Council modify or waive those requirements.

Chair Peradotti opened the public hearing.

There was no public comment during the hearing.

Chair Peradotti closed the public hearing.

Commissioner Beyer summarized some of the discussed changes to the proposed language: Mini Warehouses allowed in the D-3 district, and adding the yard diagrams to all of the district sections. Ms. Pemberton summarized the potential motion as “to establish the findings of fact and recommend approval as presented with the following exceptions: an adjustment to allow D-3 to have mini warehouse uses permitted by right or permitted on floor one, or to restrict the above story to only D-1 and D-2; to incorporate the language provided by the public comment email that was reviewed, related to fencing for Mini Warehouse use provisions; and that staff replace the yard exhibits in each district regulation with the one proposed in the text amendments.” Chair Peradotti confirmed that it would not include the “rolling three-year vacancy requirement.” It would also include “Where an existing building facade provides continuous screening of the storage area from the adjacent right of way, such screening shall satisfy the fencing and landscaping buffer requirements of § 44-1026A.1, and no additional fencing or landscaping strip shall be required along the frontage.”

Commissioner Mosley asked what Mr. Lehmann’s background was. Ms. Pemberton responded that he represented a national company that has been considering developing one of the properties in the D-3 district. Staff had sent them the draft amendment language, and the developer responded with this public comment. Commissioner Mosley asked if they would benefit from the change in language. Ms. Pemberton responded that they would likely get the same result with either composition of language and that it would be acceptable to use the commenter’s version since it was easier to understand.

There was discussion between regarding the significance of “may” versus “shall” in § 1026B.2: “...Existing screening from the right of way by buildings *shall* replace fencing or landscaping screening requirements.” Some recommended that “may” be used, as it was more permissive and would allow for screening in addition to that provided by a building façade. Others preferred to keep the “shall” proposed by Mr. Lehmann.

Commissioner Beyer made a motion, seconded by Commissioner Cullen, to establish findings of fact that the proposed amendments are in the public interest, and a motion to recommend that Council approve the proposed text amendments, as presented in the staff report, with the following changes:

- § 44-1026. Mini warehouses.
 - B. Conversion
 - (1) Mini warehouses in the Downtown (D-1 and D-2) Districts *[not the D-3 district]* shall be permitted only when located above the first story above grade.
 - (2) New exterior components shall comply with all appropriate screening and setbacks. Existing screening from the right of way by buildings shall replace fencing or landscaping screening requirements.
- The “Lot characteristics and site design” diagrams in each of the districts be amended to reflect secondary front yards.

AYES: Beyer; Cullen; Lewis; Mosley; Muehleck; Peradotti; Prior.

Motion passed.

Ms. Pemberton stated that this case would proceed to City Council on the second council meeting in April [April 27, 2026].

New Business

Ms. Pemberton recognized that Commissioner Muehleck has served nine years on the Planning Commission and this would be his last meeting, and expressed her appreciation for his service. Commissioner Beyer added her appreciation.

Adjournment

Vice Chair Muehleck made a motion, seconded by Commissioner Beyer, to adjourn the meeting.

AYES: Beyer; Cullen; Lewis; Mosley; Muehleck; Peradotti; Prior.

Motion carried (viva voce).

The Meeting Adjourned at 5:23 p.m.

Attachments:

1. Meeting Presentation

CITY OF BLOOMINGTON

Bill Peradotti, Chair

Marcus Ricci, AICP, Staff Liaison



City of Bloomington Planning Commission

May 7, 2026



Agenda

Item	Case Number	Description
4A	N/A	Review and approval of the Minutes of the April 2, 2026, regular meeting of the Bloomington Planning Commission.
5A	Z-05-26	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 (1) Definitions, (2) Use Permissions and Use Provisions for Mini Warehouses, (3) Screening for Roof-Mounted Mechanicals, (4) Sight Distance Requirements, (5) creation and implementation of a "Corner Side Yard," (6) Off-street Parking and Loading, (7) Fence Regulations, and 8) general administrative corrections.

Z-05-26

Use Permissions and Use Provisions for Mini Warehouses

- Adjusts screening requirements.
- Allows in Downtown districts.

§ 44-1026 Mini warehouses.

A. New or Redevelopment

(1) Buffers and screening. In addition to the requirements of Article XIII of this Code, the following minimum buffers and screening shall be required.

~~a. A six-foot high opaque fence shall be required around the perimeter of the lot to be used as a mini-warehouse site.~~

~~b. A chain link or wire mesh fence interlaced or interwoven with opaque strips may qualify as meeting the requirements for a solid opaque fence, if approved by the Zoning Administrator.~~

a. Perimeter fencing shall be at least 50% transparent along all public streets, private streets, or public ways.

b. A landscaping strip, 12 feet in width, shall be provided along all street frontages and along borders where a mini-warehouse site abuts any Residential District. Such buffer shall be provided outside of any fencing surrounding the site.

(2) Site circulation.

a. All one-way driveways shall provide for one ten-foot wide parking lane and one fifteen-foot wide travel lane. Traffic direction and parking shall be designated by signing or painting.

b. All two-way driveways shall provide for one ten-foot wide parking lane and two twelve-foot travel lanes.

c. The parking lanes may be eliminated when the driveway does not serve storage cubicles.

B. Conversion

(1) Mini warehouses in the Downtown (D-1, D-2, D-3) Districts shall be permitted only when located above the first story above grade.

(2) New exterior components shall comply with all appropriate screening and setbacks. Existing screening from the right of way by buildings may replace fencing or landscaping screening requirements.

Z-05-26

Use Permissions and Use Provisions for Mini Warehouses

- Requires lighting plan.
- Reduces maximum cubicle area.
- Eliminates building height maximum.
- Eliminates Site and Bulk Standards.

C. Lighting. As part of any application package for a Mini Warehouse use, the Applicant shall provide a lighting plan demonstrating compliance with § 44-911D (Outdoor lighting), including any operational assumptions or equipment requirements necessary for compliance. The final, approved light plan will become an attachment to any Special Use Permit or Occupancy permit and compliance will be required for the duration of the existence of the use.

~~C. D. Maximum floor area. No storage cubicle shall have a gross floor area greater than 5,000 500 square feet.~~

~~D. Building height. The maximum permitted building height shall be 35 feet or two stories, whichever is lower.~~

~~E. The following minimum site and bulk standards shall be required for the siting and development of any mini-warehouse facility.~~

§ 44-502B. Allowed Uses Table

	B-1	B-2	C-1	D-1	D-2	D-3	Reference
Storage and Equipment Yards							
Mini Warehouses	S			<u>S</u>	<u>S</u>	<u>S</u>	§ 44-1026
Parking Lot, Commercial	S	S	S	S	S	S	
Warehouse	P ¹		S			P	

~~Table 1026: Mini Warehouses Site and Bulk Standards~~

Lot Standards		Site Design Standards		
Min. Lot Area	Min. Lot Width	Front Yard	Side Yard	Rear Yard
2 acres	100 feet	20 feet	20 feet	20 feet

Z-05-26

Screening for Roof-Mounted Mechanicals

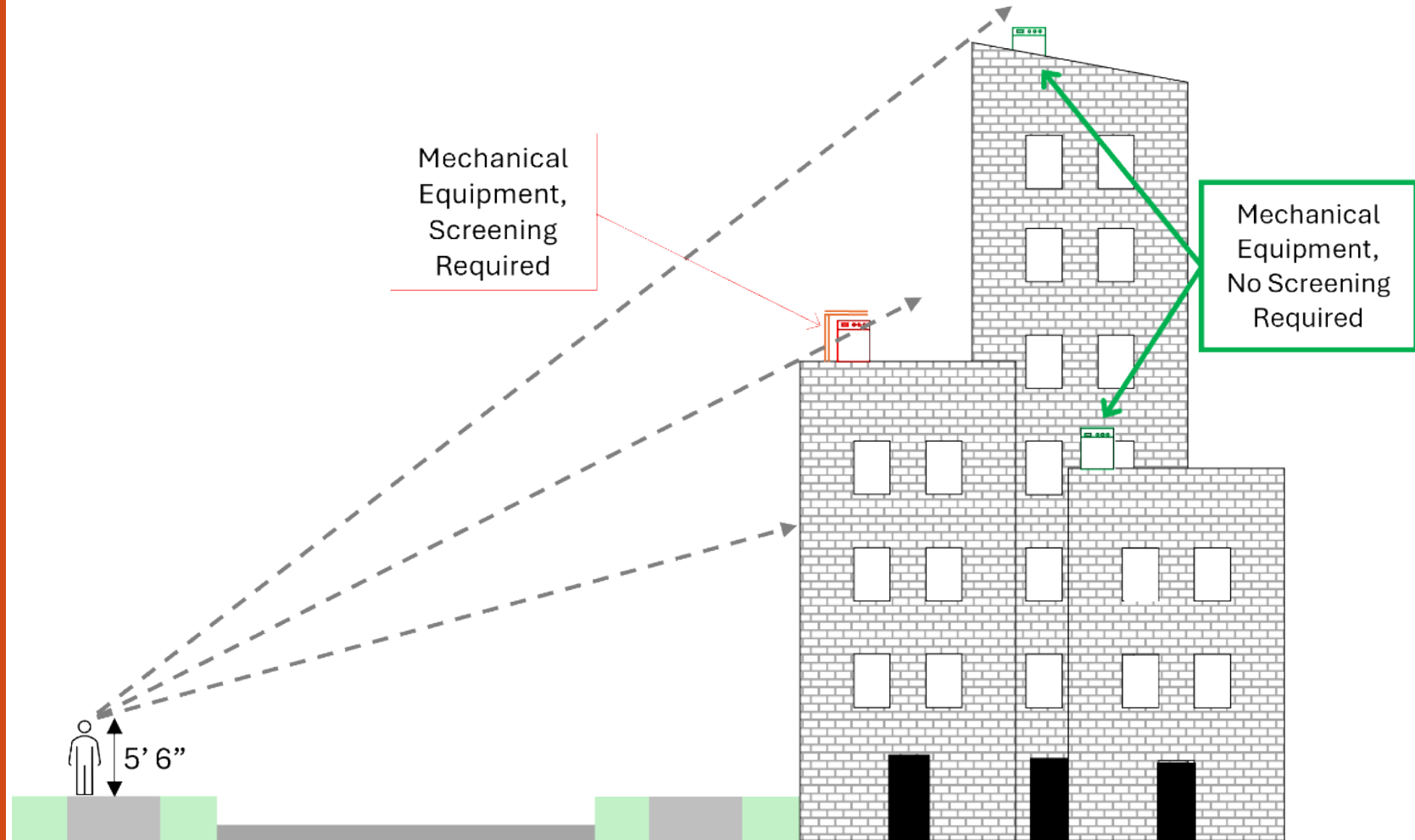
- Increases feasibility of implementation on older buildings.
- Focuses on reducing visibility from off-site.

§ 44-1308C. Mechanical units.

- (1) Ground mounted mechanical units. Ground-mounted mechanical units, including but not limited to: air-conditioning condensers, heat pumps, ventilation units, computer cooling equipment, etc., and any related utility structures and equipment, that are visible from an adjacent right-of-way shall be screened from public view. The screen shall be designed and established so that the area or element being screened is no more than 20% visible through the screen.
- (2) Roof mounted mechanical units. For all developments other than single-family residential, all roof-mounted mechanical units shall be screened to block all parts of the equipment from visibility from line of sight from the edge of the right-of-way opposite the building, or from a distance of 60-feet on public or private property that serves the function of right-of-way. Line of sight shall be measured from a height of five-feet six-inches (5'6") above grade. their full height by an opaque screening material that is compatible with the architecture of the building or through integrated building architecture, such as a parapet wall.
 - a) Standards.
 - i. The screening must be permanently attached to the building and must meet the requirements of the City's Building Code (Ch. 10).
 - ii. Existing screening which requires major alteration or replacement must meet the requirements of this section.
 - b) Materials.
 - i. Screening material that is compatible with the architecture of the building or through integrated building architecture is required. The use of wood, in whole or in part, as a screening material is not considered architecturally compatible unless the building is constructed with a wood exterior.
 - ii. Such screening may be opaque or perforated, provided that where perforated materials are provided, not more than 50 percent of the face is open.
 - c) Exemptions. Solar panels, antennas, exhaust pipes, and chimneys are exempt from this requirement.

Z-05-26

Screening for Roof-Mounted Mechanicals



Z-05-26

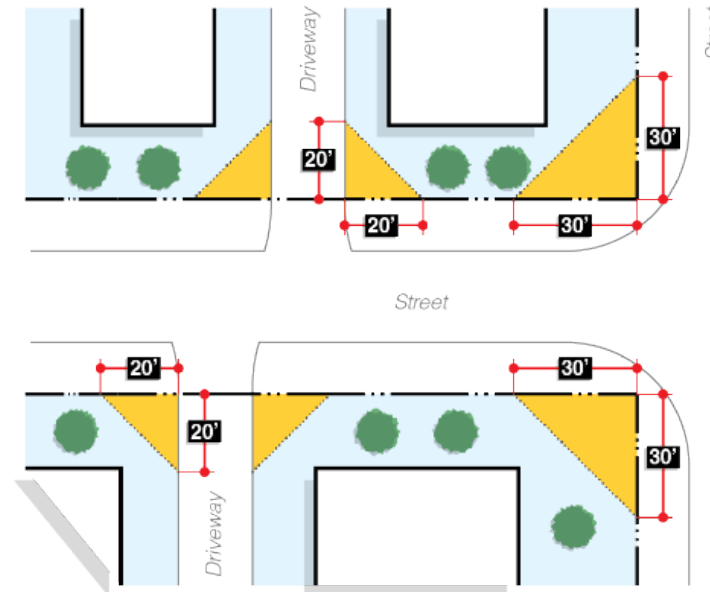
Sight Distance Requirements

- Sight triangle is currently measured from curbline instead of from property line.
- Figure contradicts text.
- Sight triangle at alleys or driveway prohibits only landscaping, not structures or anything else.

§ 44-909. [Ch. 44, 9-9] Sight distance requirements.

- A. At street intersections. Except in the D-1 Central Business District, nothing shall be erected, placed, planted, or allowed to grow in such a manner as to impede visibility between a height of 2 1/2 feet and 10 feet above the top curbline grades of intersecting streets in the area defined by the visibility triangles illustrated in Figure 909.
- B. At intersections of streets with alleys and driveways. Except in the D-1 Central Business District, at the intersection of a public or private street with a public or private driveway or alley no landscaping shall be placed, planted or allowed to grow in such a manner as to impede visibility between a height of 2 1/2 and 10 feet above the curb top elevation of the street within the visibility triangle area formed by the street curbline intersection with the driveway or alley pavement line, and with the hypotenuse (third side of the triangle) connecting said curbline and said pavement line at distances from their intersection equal to 20 feet along the driveway or alley line and 30 feet along the street curbline.

Sight Distance Requirements



Z-05-26

Sight Distance Requirements

- Applies Clear Sight Triangle at all intersections
- Shifts Triangle from curbline to property line
- Street intersection triangle length is based on roadway classification

§ 44-909 Sight Distance Requirements (Clear Sight Triangle).

All properties shall maintain an area of unobstructed view (the "Clear Sight Triangle") at every intersection of an adjoining street with other streets, alleys, and driveways. Clear sight triangles are three-dimensional zones clear of visual obstruction at the intersection of two streets, or a street and a path of access to private property, to provide for the safe movement of vehicles and pedestrians.

A. Height. The clear sight triangle shall be free of structures and other opaque, or substantially opaque, objects between a height of two-and-a-half (2.5) and 10 feet, measured from the nearest street top-of-curb (or edge of pavement where curbs are not present).

B. Horizontal Measurement. The distances used to determine the size of a clear sight triangle shall be measured from the private property line adjacent to the street being protected by the triangle. In cases where public sidewalks are located on private property (instead of right-of-way), distances shall be measured from the back (building-side) of the sidewalk.

(1) At street intersections. Except in the D-1 (Central Business) District, nothing shall be erected, placed, planted, or allowed to grow in such a manner as to impede visibility between a height of 2 1/2 feet and 10 feet above the top curbline grades of At the intersection of two (2) or more public or private streets, the horizontal footprint of the clear sight triangle shall be the area formed distance from the intersection of the private property lines (formed by the intersecting streets), outward along said lines for the required distance (see Table § 44-909B), with the hypotenuse (third side of the triangle) created by connecting the two end points, as illustrated in Figure 909. in the area defined by the visibility triangles illustrated in Figure 909.

Z-05-26

Sight Distance Requirements

- Alley / driveway intersection triangle is 10 feet long by 10 feet deep.
- Applies to all obstructions, not just landscaping.
- Landscaping is permitted in triangles as long as it is properly maintained and set back three feet from pavements.
- Triangle size may be increased if deemed necessary for public safety, through Site Plan Review.
- Lots' buildable areas are exempt from sight distance requirements.

(2) ~~At the intersections of streets with alleys and or driveways. Except in the D-1 Central Business District, at the intersection of a public or private street with a public or private driveway or alley no landscaping shall be placed, planted or allowed to grow in such a manner as to impede visibility between a height of 2 1/2 and 10 feet above the curb top elevation of the street within The visibility clear sight triangle horizontal footprint at alleys and driveways is an area formed by from the intersection of the edge of the driveway and the property line (or any public or private perimeter sidewalk; whichever is further from the street), outward 10 feet along the driveway or alley (into the private property) and 10 feet outward, parallel to the street, the street curblin~~ intersection with the driveway or alley pavement line, and with the hypotenuse (third side of the triangle) created by connecting said curblin and said pavement line at distances from their intersection equal to 20 feet along the driveway or alley line and along the street curblin the two end points, as illustrated in Figure 909.

C. Landscaping. All landscaping within clear sight triangles described herein shall provide unobstructed cross-visibility. Trees and shrubs shall be allowed, provided they be trimmed in such a manner that no limbs or foliage extend in the clear sight triangle, and provided they are located so as not to create a traffic hazard. Except for required solid sod or ground cover, landscaping shall not be located closer than three (3) feet from the edge of any accessway pavement.

D. Increased requirements. Nothing in this Code is intended to prohibit the City from requiring a larger clear sight triangle if warranted by topography, utilities, or other items affecting public safety.

E. Administrative modification. Modifications to Clear Sight Triangle requirements may be approved through Site Plan Review as in § 44-1709, with the approval of the Zoning Administrator and City Engineer, if a determination is made that such modification would 1) be appropriate due to the site topography, right-of-way width, or access characteristics of a particular property, and 2) still provide safe and appropriate ingress and egress for vehicles and pedestrians.

F. Exemptions.

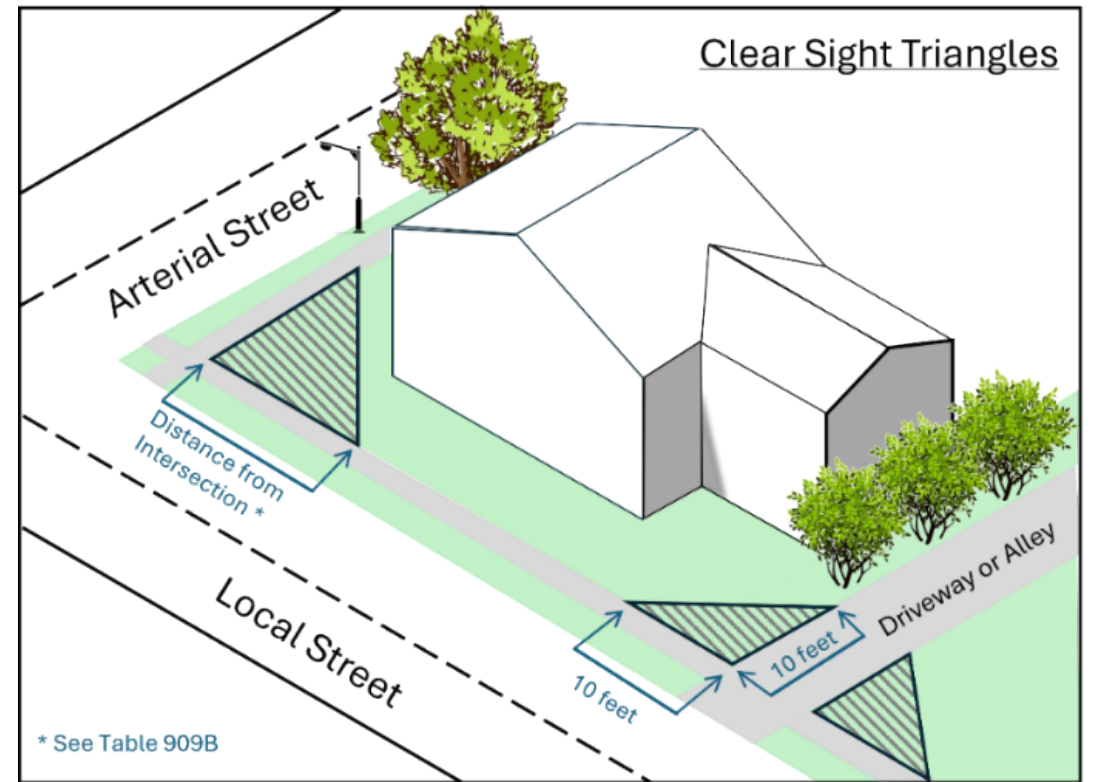
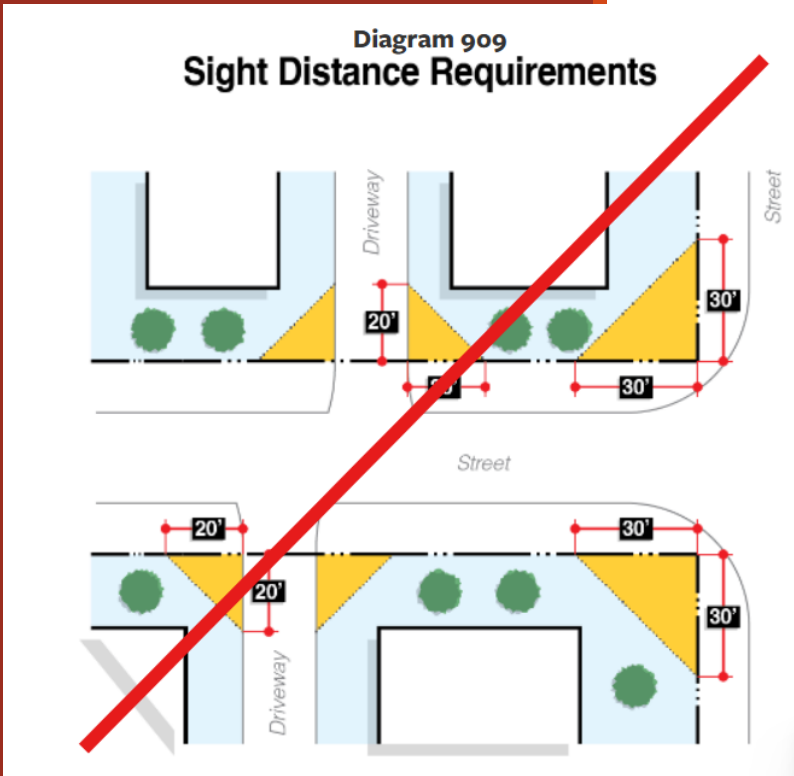
(1) Clear sight triangle requirements are not applicable to the buildable area of a Lot (the area where a principal structure may be located).

Z-05-26

Sight Distance Requirements

Table § 44-909B

<u>Clear Sight Triangle Requirements</u>	
<u>Intersecting street type</u>	<u>Distance from intersection</u>
<u>Arterial</u>	<u>25 feet</u>
<u>Collector</u>	<u>20 feet</u>
<u>Local</u>	<u>15 feet</u>



Proposed Figure 909-A & Table 909-B

Z-05-26

Creation and implementation of a "Corner Side Yard"

- Multiple Variance requests have been granted to reduce the depth of one of the front yards of a corner lot.
- Secondary Front Yard would be treated more like a side yard, with a reduced required depth.
- Similar to other communities' "Corner Side Yard".

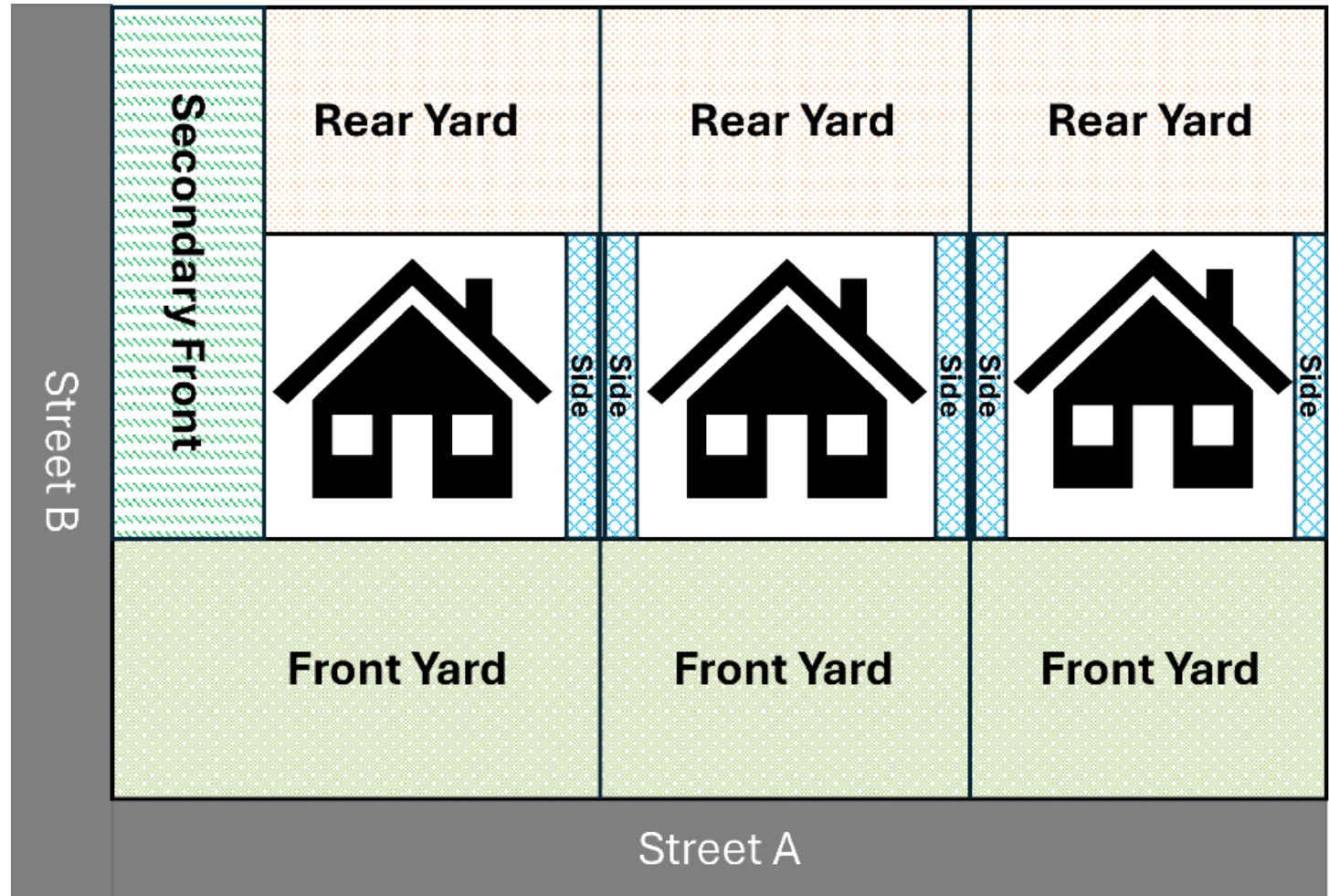


Figure 44.1626-A. Yard Locations

Z-05-26

Creation and implementation of a "Corner Side Yard"

- Multiple Variance requests have been granted to reduce the depth of one of the front yards of a corner lot.
- Secondary Front Yard would be treated more like a side yard, with a reduced required depth.
- Similar to other communities' "Corner Side Yard"

§ 44-1626 [Ch. 44, 16-26] Definitions "Y."

...

YARD

An open space, on the same lot with a building or structure, unoccupied and unobstructed from its lowest level to the sky, except as **otherwise** permitted by the bulk and site regulations of the subject District, or by in § 44-904, Permitted encroachments, of this Code.

A. FRONT

A yard between the front lot line and a principal structure. ~~A front yard shall be established along with frontages of a corner lot as required by the bulk and site standards for each zoning district in this Code.~~ The Front Yard (also called the Primary Front Yard) of a corner lot shall be defined as the yard adjacent to the front lot line with least linear frontage. The Primary Front Yard is frequently the yard adjacent to the front of a building.

B. REAR

A yard across the rear of the lot between the rear lot line and a principal structure and extending from one side lot line to the other, or from one side lot line to the Secondary Front Yard.

C. SIDE

A yard extending from the required front yard to the required rear yard or, in the absence of any clearly defined rear lot line, to the point on the lot farthest from the intersection of the lot line involved with the public street.

D. SECONDARY FRONT

A yard on a corner lot between a front lot line and a principal structure, adjacent to a secondary street. The Secondary Front Yard of a corner lot shall be defined as the yard adjacent to the front lot line with the most linear frontage.

E. REQUIRED

Any yard on any property that is required by the Bulk and Site Standards of the District. Required yards are measured from the inside of each property line to provide setbacks or build-to lines that result in the buildable area for principal structures on the lot. The dimension of a required yard may be smaller than the dimension of the yard overall.

Z-05-26

Creation and implementation of a "Corner Side Yard"

- Multiple sections of the Zoning Ordinance need to include the new term.

§ 44-303 Agricultural bulk and site standards.

- A. Site Dimensions Table. All development in Agricultural District must comply with the requirements in Table 303A and Diagram 303A unless otherwise expressly stated.
- B. Where a Front Yard and Secondary Front Yard exist, the required minimum Secondary Front Yard shall be the average of the minimum required Front Yard and minimum required Side Yard for the subject District.

§ 44-403 Residential bulk and site standards.

- A. Site dimensions table. All development in Residential Districts District must comply with the requirements in Tables 403A through 403D and Diagram 403A unless otherwise expressly stated.
- B. Where a Front Yard and Secondary Front Yard exist, the required minimum Secondary Front Yard shall be the average of the minimum required Front Yard and minimum required Side Yard for the subject District.

§ 44-503 Business district bulk and height standards.

- A. Site Dimensions Table. All development in Business Districts must comply with the requirements in Tables 503A and 503B and Diagram 503A, unless otherwise expressly stated.
- B. Where a Front Yard and Secondary Front Yard exist, the required minimum Secondary Front Yard shall be the average of the minimum required Front Yard and minimum required Side Yard for the subject District.

§ 44-603 Site development standards.

- A. Site Dimensions Table. All development in Manufacturing Districts must comply with the requirements in Table 603A and Diagram 603A unless otherwise expressly stated.
- B. Where a Front Yard and Secondary Front Yard exist, the required minimum Secondary Front Yard shall be the average of the minimum required Front Yard and minimum required Side Yard for the subject District.

§ 44-703 Site development standards.

- A. Site Dimensions Table. All development in Public Interest Districts must comply with the requirements in Table 703A and Diagram 703A unless otherwise expressly stated.
- B. Where a Front Yard and Secondary Front Yard exist, the required minimum Secondary Front Yard shall be the average of the minimum required Front Yard and minimum required Side Yard for the subject District.

Z-05-26

Creation and implementation of a "Corner Side Yard"

- Multiple sections of the Zoning Ordinance need to include the new term.

§ 44-906 Access for buildings.

Every building hereafter erected or moved shall be on a lot that abuts upon a public street, or with access to an approved private street, public place, or lot in common ownership, and all structures shall be so located on lots as to provide safe and convenient access for servicing, rescue and fire protection vehicles and required off-street parking.

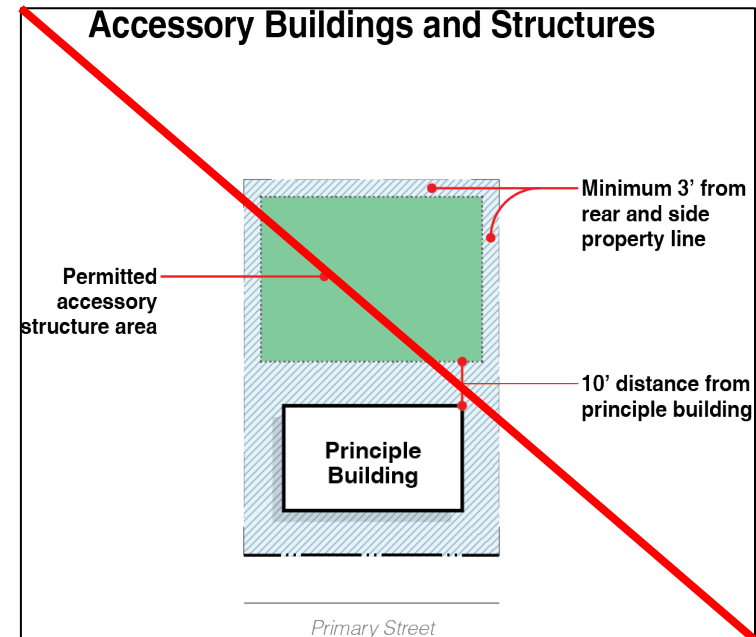
§ 44-908 Accessory buildings and uses other than fences.

...

D. Except for fences, an accessory building or structure hereafter constructed, erected, placed, structurally altered, enlarged, or moved, except as otherwise permitted in this Code shall be subject to the following bulk requirements:

- (1) Except for roadside markets, no accessory building or structure shall be permitted within the required front or side yards of a lot, as set forth in each district. This restriction applies to required primary and secondary front yards.
- (2) Accessory buildings and structures shall comply with Table 908...

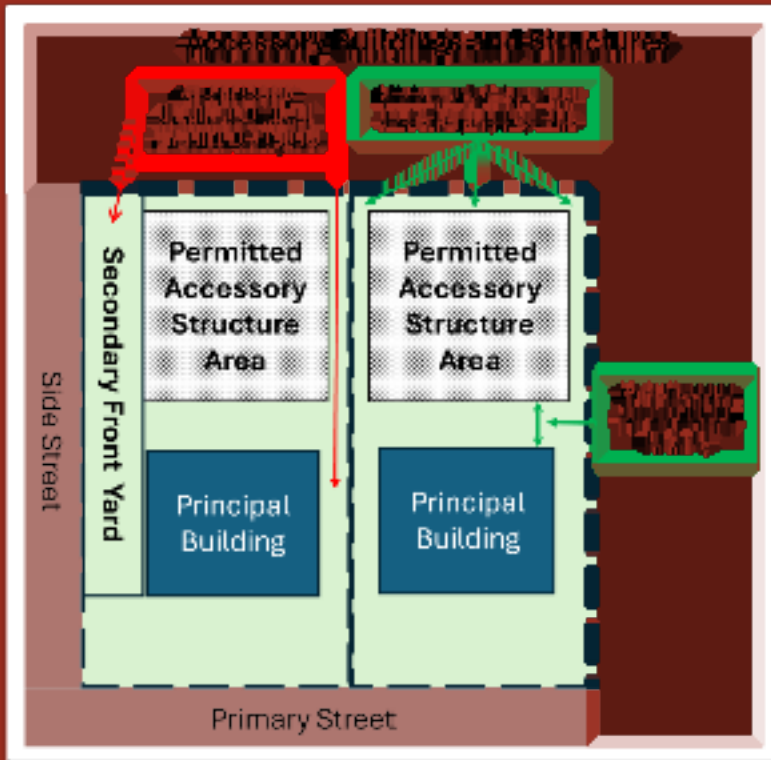
REPLACE DIAGRAM 908D(2)



Z-05-26

Creation and implementation of a "Corner Side Yard"

- Multiple sections of the Zoning Ordinance need to include the new term.



(3) The foregoing height limits shall not apply to telecommunication antennas and telecommunication antenna facilities authorized pursuant to Article IV and X of this Code.

(4) The gross floor area of an accessory building or structure to be constructed in any zoning district shall not exceed 30% of the rear yard, nor shall it exceed following:

(a) In an agricultural district or the R-1A, R-1B, R-1C, R1-H, R-2, or R-4 District, the gross floor area of an accessory building or structure shall not exceed the ground floor of the principal building or 1,000 square feet, whichever is less.

(b) In a business district, manufacturing district, public interest district or the R-3A or R-3B District, the cumulative gross floor area of an accessory building or structure in combination with the principal structure(s) shall comply with the gross floor area regulations for the zoning district in which it is located.

(c) Where a secondary front yard exists, the portion of the secondary front yard that is to the rear of the principal structure may be counted as "rear yard" for the purposes of calculating allowable gross floor area of an accessory building or structure. No accessory buildings or structures are allowed in secondary front yards, unless explicitly permitted by § 44-904 (Permitted Encroachments).

- Figure 908.D.2

Z-05-26

Fence Regulations

- Currently difficult to interpret.
- Now clarifies owner's responsibility for fence's location.
- Allows fence to be set back from property line.

§ 44-910 Fence regulations.

- A. General standards. Fences erected in the City of Bloomington shall comply with the following standards.
- (1) Subject to compliance with all of the other restrictions of this section, a fence may be located near or on a lot line and but shall not protrude in full or in part onto any adjacent property or right-of-way. At the side or rear property lines, if a fence is not located on the property line a minimum setback of three (3) feet from the property line or other greater required distance to allow for maintenance of the fence and yard area falling outside the fenced area shall be provided. This standard is meant to ensure that reasonable gap is provided between parallel-running fences or other structures on adjoining properties for the purpose of allowing the maintenance of the land and any underlying utilities between fences.
 - (2) ~~The fence height shall be measured from the established grade on the fence owner's property to the top most section of said fence. Prior to installation of any fence a permit shall be acquired from the Development Services Department.~~
 - (3) All supporting poles must be placed on the inside of the property where the fence is erected, and the finished side must face out away from the property.
 - (4) It shall be the duty of each property owner to determine property lines and to ascertain that the fence thus constructed does not deviate from the plans as approved by the Development Services Department and the fence does not encroach on another lot or parcel of land. The issuance of the permit by the City shall not be construed as to mean the City has determined the fence is not encroaching on another lot, nor shall it relieve the property owner of the duty imposed on him or her to determine the location of property lines.

Z-05-26

Fence Regulations

- Allows fences in easements if properly authorized.

- (5) Easements. Fences may be located within easement areas, provided proper permission has been granted.
- a) ~~No fence shall~~ A fence may be constructed in any drainage or access easement with prior written consent from the City Engineer and all other benefiting party(s) to said easement.
 - b) ~~No fence shall~~ A fence may be constructed in any utility easement ~~except wherein~~ when a release has been given in writing by 1) all organizations having existing utilities in the easement approving the location and construction of the proposed fence, and 2) the owner(s) of the property absolving the City and/or utility company from all liability and damages resulting from the repair, inspection, maintenance, installation, or removal of utilities. The City and/or utility shall in no way be held liable for the replacement, repair, or re-erection of any fence within said easement.
 - c) The process for gaining consent to construct a fence in an easement may require the applicant to provide stamped engineered drawings and/or land surveys, the cost of which will be borne solely by the applicant attempting to acquire such consent.
 - d) Proof of consent shall be submitted at the time of application for any associated permit. Failure to submit appropriate consent may result in rejection of the application.
- (6) Lots with an approved access approach that is interior to a subdivision and has an additional frontage on an exterior street, the exterior street frontage shall be considered a rear yard for the purposes of these fencing regulations.

Z-05-26

Fence Regulations

- Allows fences in required yards along larger streets to be taller.
- Allows fences outside required yards to match Accessory Structure heights.
- Requires fences in Clear Sight Triangles to be a minimum of 50% transparent.

B. Fence Height.

- (1) The fence height shall be measured from the established grade on the fence owner's property to the top most section of said fence.
- (2) Fences in required yards are limited in height; see Table § 44-910C. Fences outside required yards are limited to the height of Accessory Structures in the zoning district in which they are located; see Table § 44-908D(2).
- (3) On Residential District corner lots, in the required Secondary Front Yard behind the rear face of the principal structure closest to the street, fences are allowed to extend up to six (6) feet in height; see Diagram 910. If increased above four (4) feet in height, a minimum setback of three (3) feet from the front property line shall be provided. All fences in any required front or secondary front yard must be at least 50% transparent and must still comply with clear sight triangle requirements per § 44-909.
- (4) Fences may be allowed to exceed the height requirements in Table § 44-910C along interstate, arterial road, or railroad right-of-way, with approval of the Zoning Administrator, provided the fence does not exceed a height of eight (8) feet.

GD. Maximum fence height in required yards.

Table 910: Maximum Permitted Fence Height

Districts	Required Front yard	Required Side Yard	Required Rear Yard	Any Location No Fence Taller Than
Agricultural Districts	8 feet	8 feet	8 feet	8 feet
Residential Districts	4 feet	6 feet	6 feet	6 feet
Business Districts	4 feet	8 feet	8 feet	8 feet
Manufacturing Districts	—	—	—	—
Public Interest Districts	4 feet	8 feet	8 feet	8 feet

Notes:

~~1. On Residential District corner lots, fences are allowed to extend up to six feet in height in the front yard area immediately adjacent to the nearest rear corner of the principal structure closest to the street. Fences over four feet in height must maintain a minimum setback of three feet from the front yard property line and may not impact sight distance requirements per § 44-909.~~

Z-05-26

Fence Regulations

- Allows more types of fence materials in more locations, with conditions.
- Requires fences in required front yards or in Clear Sight Triangles to be a minimum of 50% transparent.

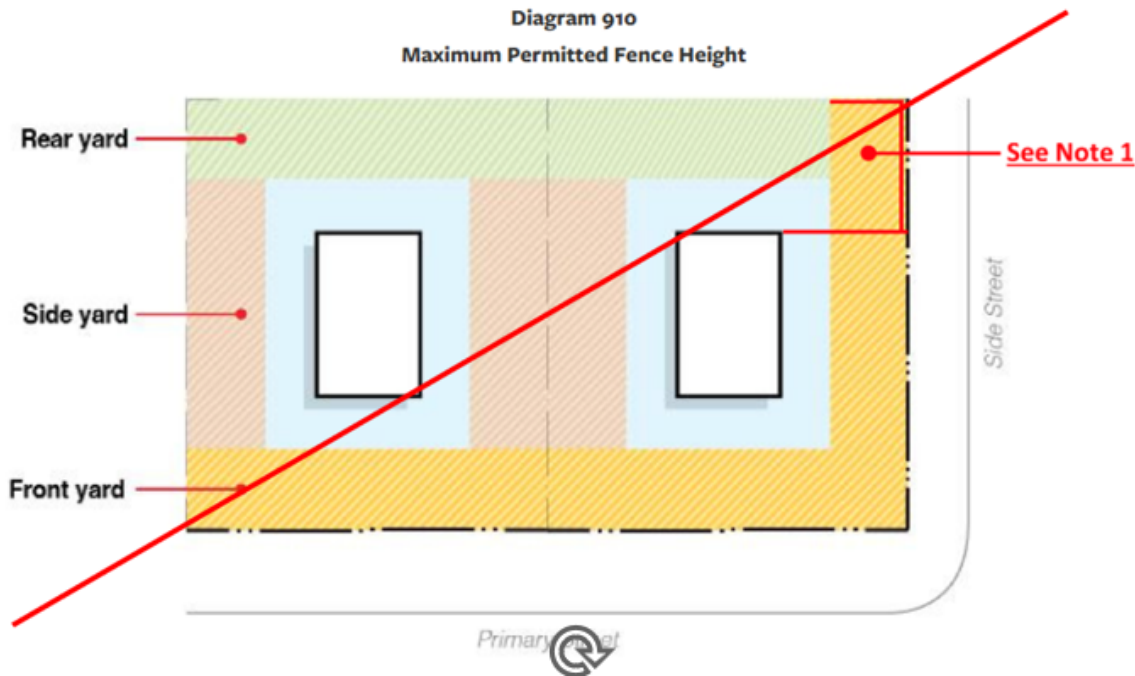
C. Fence materials.

- (1) Residential District fences shall not be constructed of wire mesh, barbed wire, electrically charged fence, or topped with sharp-edged material. In residential districts, chain-link fence may be allowed in the rear or side yard. If viewable from the right of way, chain-link shall have a black, green, or other similar type coating to reduce visual impact.
- (2) In all other districts, except in the aAgricultural, mManufacturing and P-3 (Airport) Districts, fences shall not be constructed of chain link unless coated in black, green, or other similar color to reduce visual impact, wire mesh, barbed wire, electrically charged fence, or topped with sharp-edged materials.
- (3) Fences located in a required primary or secondary front yard or in a clear sight triangle – either at a street intersection or a driveway or alley intersection – must have a minimum transparency (area you can see through) of at least 50% above two-and-a-half (2.5) feet from the ground, per § 44-909.
- (4) Materials restricted herein may be considered and approved in accordance with well-established standards or practices related to a particular use, at the discretion of the Director of the Department of Development Services for the City of Bloomington, Illinois, or his or her designee. The City may condition the approval of fences constructed of restricted materials to be removed upon cessation of the associated use.

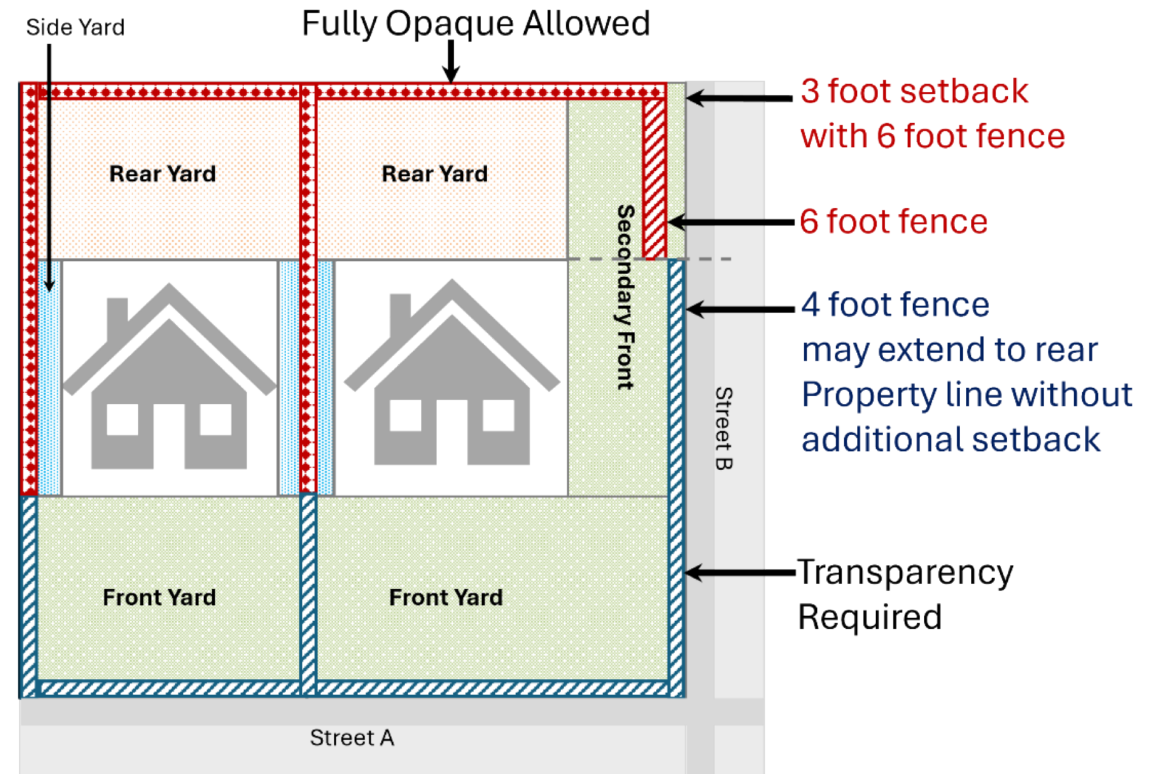
Z-05-26

Fence Regulations

REPLACE DIAGRAM 910



Maximum Permitted Fence Height, Typical Residential



Z-05-26

Off-street Parking and Loading

Now clearly states that City zoning requirements for parking must not conflict with State or Federal legislation.

§ 44-1606 Definitions “E.”

...

ENERGY STORAGE SYSTEM (ESS)

A technology that can capture energy produced at one time and store it for use at a later time. Sizes range from small-scale residential systems that function as accessory mechanicals, to primary-use utility-scale (at least 1 MW) grid-balancing systems. ESS includes Battery Storage, Pumped Hydro Storage, Thermal Storage, and Mechanical Storage. ESSs may be paired or co-located with other generation resources.

...

§ 44-1612 Definitions "K."

...

KENNEL

Any premises or portions thereof on which four or more of the same species of dogs, cats, or other household domestic animals over four months of age are kept, or on which more than two such animals are maintained, boarded, bred or cared for in return for remuneration, or are kept for the purpose of sale.

...

§ 44-1614 Definitions “M.”

...

MECHANICAL EQUIPMENT

Other than public or private utility provider equipment, mechanical equipment includes equipment commonly associated with the heating, cooling, plumbing, or electrical systems of structures (i.e., air conditioning compressors, generators, etc.). Mechanical equipment does not include solar panels.

Z-05-26

Administrative Corrections

- Adds the existing R-D Downtown Residence District to the list of Residence Districts.
- Clarifies that site plans must show all easements.

§ 44-201B(2) Residential Districts:

R-1A Single-Family Residence District
R-1B Single-Family Residence District
R-1C Single-Family Residence District
R-2 Mixed Residence District
R-3A Multiple-Family Residence District
R-3B Multiple-Family Residence District
R-4 Manufactured Home Park District

R-D Downtown Residence District

GAP 1

GAP 2

GAP 3

GAP 4

...

§ 44-1709C(3) The site plan shall be prepared to scale and provide the following information on one or more sheets to permit the review of compliance with the relevant standards and provisions:

- (a) Legal description, or common address and PIN;
- (b) North-points;
- (c) The boundary lines of the property in question, and any encumbrances on the property, including but not limited to future right-of-way, access, drainage, or utility easements;
- (d) Size, location, height, number of stories, building design, and arrangement of proposed buildings and structures and existing buildings and structures...



Next Meeting

Thursday, June 4, 2026, 4 p.m.
Government Center Board Room



For Planning Commission: July 2, 2026

Ward Impacted: Ward 5

Subject: PS-02-26 - Public hearing, consideration, and action on a request submitted by COIL, LLC, for approval of an Preliminary Plan for the subdivision to be known as Maple Square, for the property commonly known as 1029 Maple Hill Road, PIN 14-31-400-038

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:

Priority Area 2: Housing. As a component of community revitalization, this includes addressing blight, preserving existing housing, supporting rehabilitation, advancing housing affordability, promoting proactive code enforcement, and improving residents' sense of safety and stability in their homes and neighborhoods. The need for additional housing within the community includes but is not limited to affordable housing, market-rate housing, and housing for seniors.

Background: The Applicant seeks approval of a Preliminary Plan to facilitate the development of a single-family detached and single-family attached community in the R-3A (Multiple-Family Residence) District. These residential uses are permitted by right; the subjects of this case are subdivision- and infrastructure-related aspects of the development which propose private drives, with public water and sewer services. Outlot A of the Maple Square subdivision would provide stormwater detention for the benefit of the 22 house lots and the common spaces in the subdivision. Surface stormwater would run to a stormwater sewer along the west side of the property which runs north to the detention basin. Lot 23 includes the private drives, greenspace and trail areas, and the community garden and pavilion space.

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 Plat must be created and finalized. The property would be developed in two phases, beginning at the north end of the property and working southward. Phase I would include installing the entire water loop and portions of the sanitary and storm sewer infrastructure, constructing Silver Maple and Sugar Maple Drives, and building 14 homes (Lots 1-14). Phase II would include completing the infrastructure, constructing Red Maple Drive and building eight homes.

The Applicant has requested a number of waivers from the Subdivision Code, primarily related to fees, that are in alignment with the City's current Standard Housing Incentive program and the Council's Strategic Priorities, Housing and Economic Vitality. One waiver is requested related to content of the subdivision which will not be required to install a public sidewalk along Maple Hill Road that is constructed in a ditch/swale profile without sidewalk installed or planned on either adjacent property.

The 2035 Comprehensive Plan's Future Land Use Map identifies this area as "Future Residential," and in the Built Areas Map as "High Density Residential" (Attachment 3). Because it is represented in the "Built Areas," it is not identified in the Land Use Priorities Map.

Community Groups/Interested Persons Contacted: Notice was published in The Pantagraph on May 19, 2026; the June meeting of the Planning Commission was subsequently cancelled, and the case postponed to the next regularly scheduled meeting.

Financial Impact: N/A

Attachments:

1. PS-02-26 - Maple Square Sub - Staff Report + Att. 1-3
2. PS-02-26 - Maple Square Sub - Att. 4 - Preliminary Plan

TO: Planning Commission

FROM: Development Services Department

DATE: July 2, 2026

CASE NO: PS-02-26, Preliminary Plan

REQUEST: Public Hearing, review and action on a request submitted by COII, LLC, for approval of a Preliminary Plan for the subdivision to be known as Maple Square, for the property commonly known as 1029 Maple Hill Road, PIN 14-31-400-038.

BACKGROUND

Request

The Applicant seeks approval of a Preliminary Plan to facilitate the development of a single-family detached and single-family attached community in the R-3A (Multiple-Family Residence) District. These residential uses are permitted by right; the subjects of this case are subdivision- and infrastructure-related aspects of the development which propose private drives, with public water and sewer services.

Outlot A of the Maple Square subdivision would provide stormwater detention for the benefit of the 22 Lots and the common spaces in the subdivision. Surface stormwater would run to a stormwater sewer along the west side of the property which runs north to the detention basin. Lot 23 includes the private drives, greenspace and trail areas, and the community garden and pavilion space.

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 Plat must be created and finalized. The property would be developed in two phases, beginning at the north end of the property and working southward. Phase I would include installing the entire water loop and portions of the sanitary and storm sewer infrastructure, constructing Silver Maple and Sugar Maple Drives, and building 14 homes (Lots 1-14). Phase II would include completing the infrastructure, constructing Red Maple Drive and building eight homes.

The Applicant has requested a number of waivers from the Subdivision Code, primarily related to fees, that are in alignment with the City's current Standard Housing Incentive program and the Council's Strategic Priorities, Housing and Economic Vitality. One waiver is requested related to content of the subdivision which waives the requirement to install a public sidewalk along Maple Hill Road; this location is in a ditch/swale profile with no sidewalk installed or planned on either adjacent property.

Property Characteristics

The approximately 3.55-acre property was annexed to the City in 1988 as part of a larger annexation (Ord. No. 1988-116) and was zoned C-1 (Office) until 2025 when it was rezoned to R-3A (Multiple-Family Residence; Ord. No. 2026-013). Vehicle access would be via three (3) new curb cuts along Maple Hill Road; this section is currently without curb and gutter and not planned for improvement. Access to public roads, public water, sanitary sewer, and storm sewer are existing or nearby. Neighboring properties are zoned for residential or commercial use but hold only residential uses.

Plan Characteristics

This Plan proposes to divide the property into 23 Lots of record (1-23, inclusive) in a variety of sizes to accommodate either four-unit townhome structures for individual platting and ownership, similar-sized single-family detached dwellings, or larger-sized single-family detached dwellings. The fronts of most of the

dwelling will face the private drive; the six (6) smaller detached dwellings face the community garden in a courtyard fashion. Most of the lots have front-loading driveways leading to optional garages or carports; Lots 9-14 have adjacent on-drive parking. Each dwelling is served by a separate public water and sanitary sewer service and has frontage on a drive or common area that allows appropriate access for services, per IEPA requirements. Multiple areas have been identified for platting as Outlots or Lots of Record that will remain in common or Property Owners Association (POA) 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 May 19, 2026; the June meeting of the Planning Commission was subsequently cancelled, and the case postponed to the next regularly scheduled meeting.

Surrounding Zoning and Land Uses

	Zoning	Land Use(s)
North	C-1 (Office) District	Undeveloped; Drainage
South	C-1 (Office) District	Multiple-family Dwellings (Unplatted Single-Family Attached)
East	Unzoned	ROW/Transportation Corridor/Undeveloped
West	County A (Agriculture) District & City R-1C (Single-Family Residence) District	Single-family Dwellings, Multiple-Family Dwellings

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,” and in the Built Areas Map as “High Density Residential” (Attachment 3). Because it is represented in the “Built Areas,” 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 (MOP) 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.

However, this is more of a proposed development than a subdivision. This is an isolated infill parcel of land being developed with a limited number of homes that will be platted. There are no "streets" being proposed as defined by the MOP and requirements that are intended to provide for seamless integration and connection with adjacent lands are not relevant in this unique context. Therefore, they are determined to be "not applicable" and are not included in the analysis below.

Request for Preliminary Plan – Subdivision Principles of Planning

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

Direct access to a private drive ("street") exists for all proposed lots, except for Lots 9-14: these courtyard lots have sidewalk access to off-drive parking along Sugar Maple Drive. Sidewalk requirements are met by providing a sidewalk or pavement along one side of each private drive and common space access to the rear of each home, forming a loop network with a mid-loop crossing at Sugar Maple Drive plus a courtyard subloop.

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

The proposed Plan contains three (3) curb cuts to private driveways from Maple Hill Road, each serving its own "neighborhood" double-row of lots. There is pedestrian and bicycle access between neighborhoods but no motor vehicle through-traffic access.

C. 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 and the circulation plan by provision of private drives appears sufficient to serve residents and guests.

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

The local "streets" in the proposed Plan are private drives and comprise Lot 23 which will be held in common by a POA. The narrower width and short length of the drives, as well as a striped on-drive parking area, clearly indicates these drives are intended for use as access, rather than through-streets.

E. Pedestrian-vehicular conflict points should be minimized.

Although sidewalk requirements are met by providing a sidewalk or pavement along one side of each private drive, pedestrian traffic will be adjacent to Red Maple and Silver Maple Drives. Low traffic speeds and pedestrian access to public areas that provide alternate paths of travel are expected to minimize conflict. Posting of 15 mph speed limits is recommended on both sides of all drives.

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

Local private drives are proposed to be 22-foot-wide back-of-curb to back-of-curb to minimize impervious surfaces and increase opportunities for common greenspace, while still permitting reasonable distancing of passing vehicles at low speeds.

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

The site primarily slopes northward towards the detention basin and, secondarily, to the southeast: the proposed drives generally run parallel to elevation contours, reducing construction engineering and costs. Surface water will drain to pavement which will drain west to the stormwater line, which will then run underground – along with surface swale stormwater – north to the detention basin. There is no topography present that is significant enough to disrupt line of sight during travel.

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

The Plan proposes significant common space including a community garden, pavilion, and perimeter walking trail. Because of these provisions and the general conservation nature of the Plan, the Applicant has requested that the Parkland Dedication requirement be waived.

I. 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 sanitary sewer mains of appropriate size are located adjacent to the Plan boundary and will be extended through the site to accommodate the new development. The southern property is already developed, and the northern property cannot be developed, so no main extension beyond the site is required to serve other future development. Stormwater will be collected and detained onsite. Engineering will review and approve the final sizing and layout of any infrastructure obligations remaining as part of the Construction Plan approval process.

J. 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:

- **Conservation Neighborhoods:** “...The neighborhood is designed to function within areas with environmentally sensitive features without triggering damage to those features.”
- **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...”
- **Identity:** Develop and maintain inviting and engaging public spaces that encourage social interaction between different types of people. Create a welcoming civic atmosphere.”
- **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.”
- **Sustainability:** “Facilitate naturalized storm water management. Recreational areas could be co-located with natural features while respecting and enhancing natural features such as topography, creeks, wetlands and native plant species.”

Request for Preliminary Plan – 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 23 Lots of Record (1-23, inclusive) in a variety of sizes to accommodate single-family detached and attached dwellings, with Lot 23 consisting of the commonly-owned private drives and community center and greenspaces, and Outlot A which includes the private detention basin. Minor adjustments to the Outlots and Lots of Record may be needed and additional easements 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, private drives (“streets”), and public and private improvements including sidewalks and trails 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.

All Lots of record front on a private drive or commonly held Lot that will permit legal and appropriate access for necessary infrastructure service. The choice not to include frontage on a drive for all Lots was intentional for this development which is designed for people first and cars second.

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 principal 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.

Outlot A will be used for a private stormwater detention basin and potential passive recreation uses, but not for buildings or parking lots.

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 public and private utility and drainage 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 along Maple Hill Road – a Local Road – except for the three requested curb cuts that will provide access to the private drive network of the subdivision.

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 and Outlot A are generally rectangular. 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 have been adequately addressed in the proposed Plan, and recommends the Planning Commission take the following actions:

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, with the following waivers and conditions:

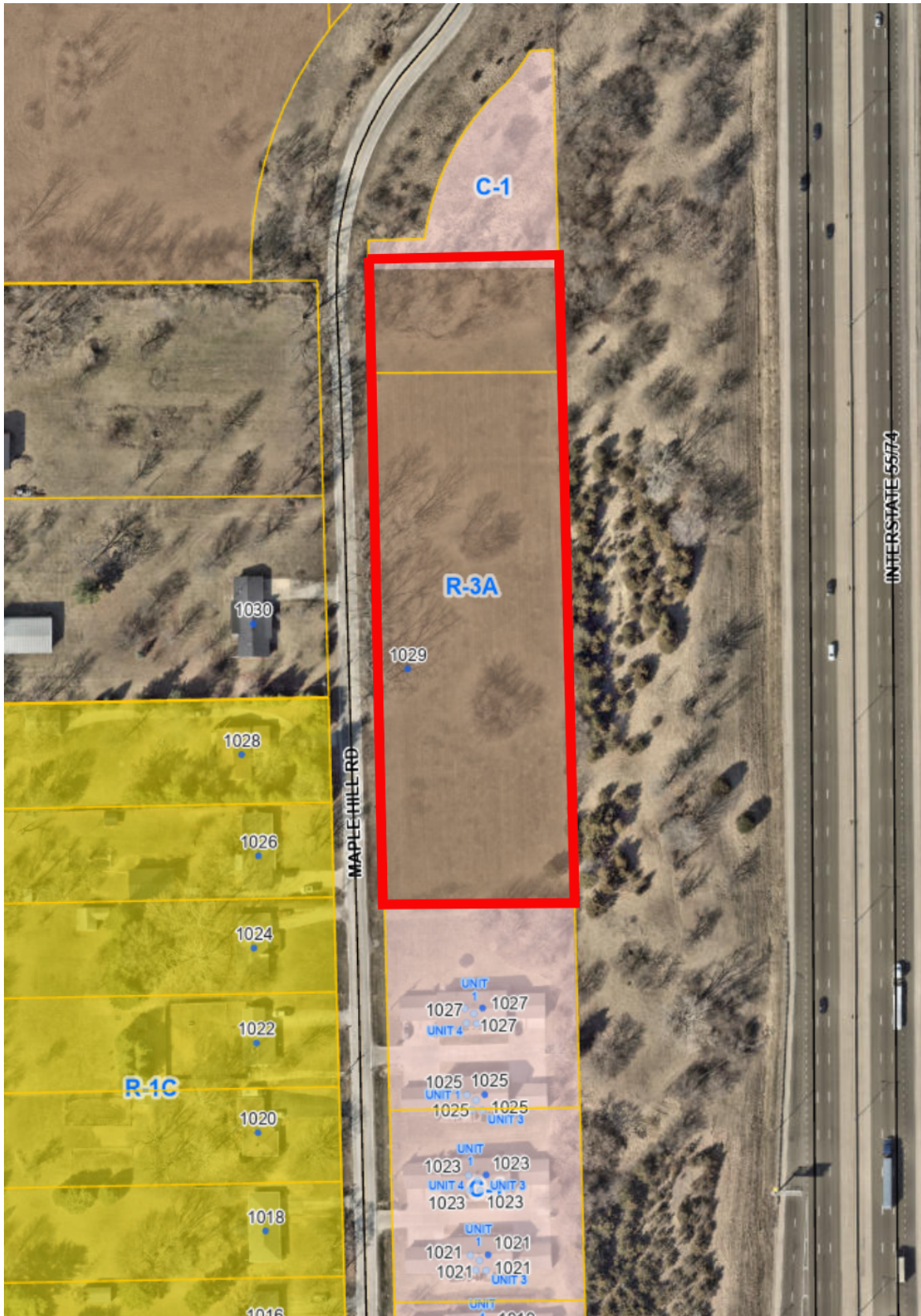
- Waiver of substandard road fees (S. 24-305.A.4, Subdivision Code)
- Waiver of parkland dedication of land or fee in lieu (S. 24-702, Subdivision Code)
- Waiver of required form and content of preliminary plan (S. 24-402, Subdivision Code),
 - Waiver of water tap-on fees (Chapter 8, Manual of Practice)
 - Waiver of sidewalk construction along Maple Hill Road (Chapter 5, Manual of Practice)
- Condition of posting 15 mph speed limits along both sides of all drives

Respectfully submitted,
Marcus Ricci, AICP
Planner III

Attachments:

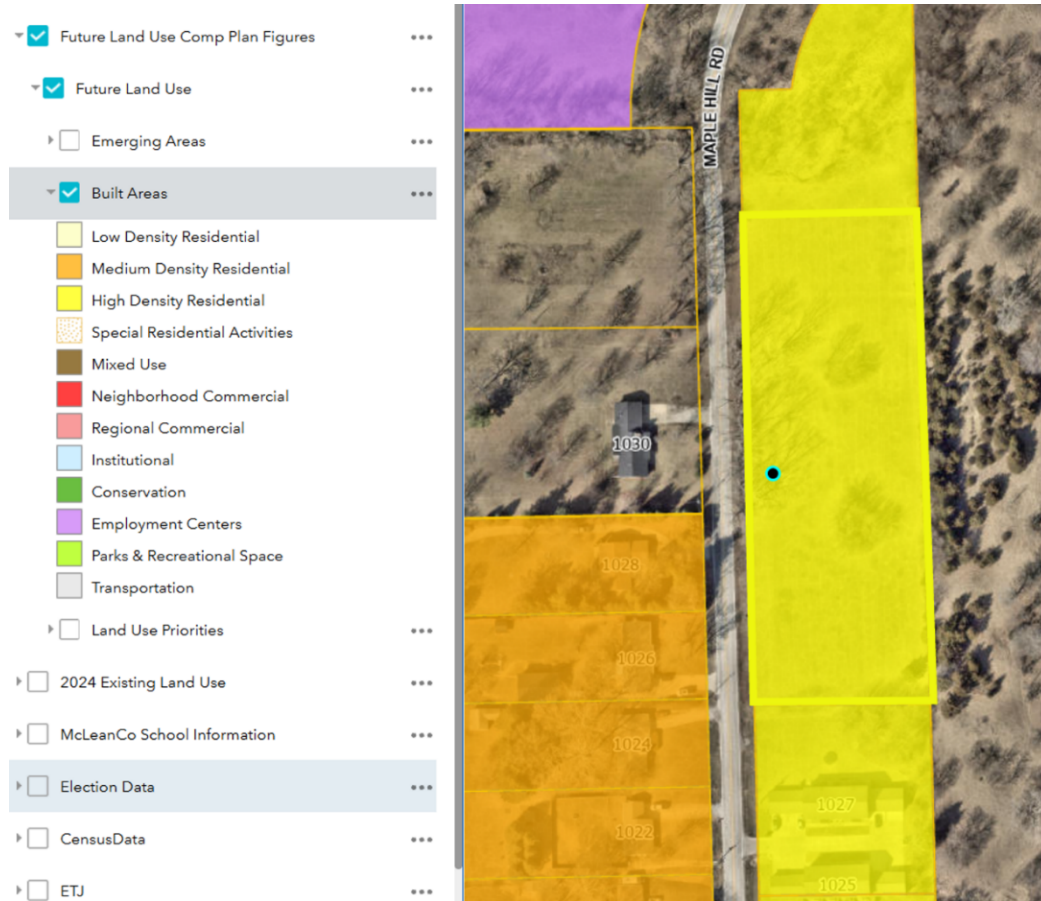
1. Zoning Map & Aerial Image
2. Existing/Planned/Proposed Utility & Streets Data
3. Comprehensive Plan: Built Areas & Future Land Use Planning
4. Separate Attachment – Preliminary Plan

Attachment 1 - Zoning Map & Aerial Image

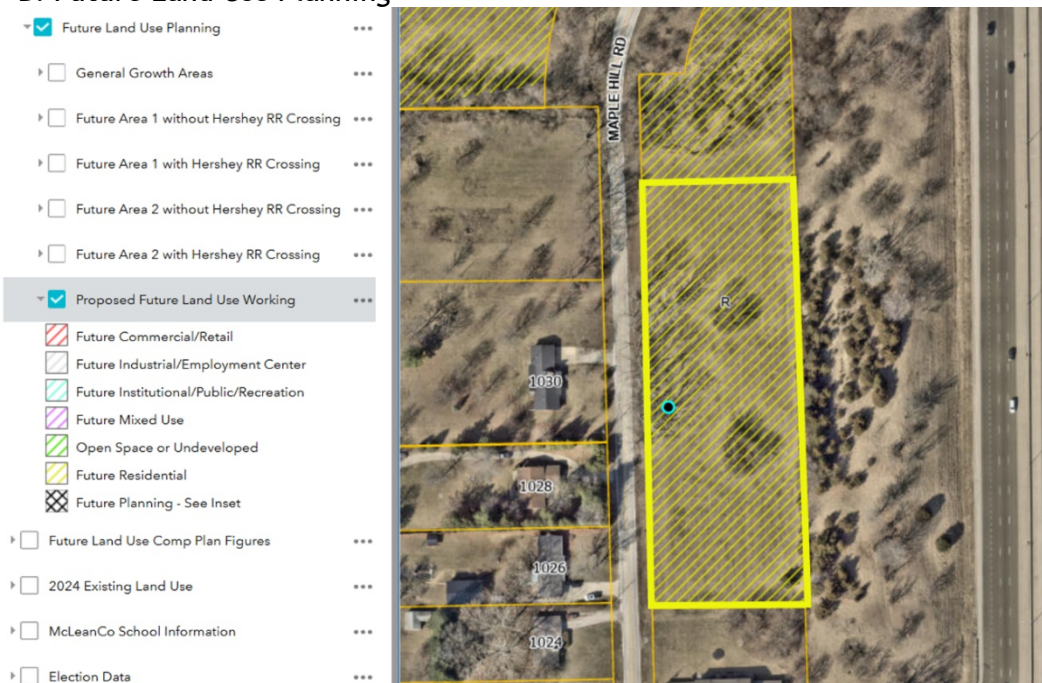


Attachment 3: Comprehensive Plan:

A. Built Areas

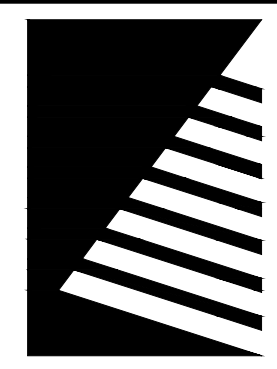


B. Future Land Use Planning



PRELIMINARY PLAN MAPLE SQUARE BLOOMINGTON, ILLINOIS

SE 1/4 Sec. 31, T.24N., R.2 E. McLean County



Farnsworth GROUP

200 WEST COLLEGE AVENUE, SUITE 301
NORMAL, ILLINOIS 61761
(309) 663-8436 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

#	DATE:	DESCRIPTION:
1	06/10/2026	CITY OF BLOOMINGTON REVIEW COMMENTS
2	06/23/2026	CITY OF BLOOMINGTON REVIEW COMMENTS

OWNER/DEVELOPER:
COII, LLC
6 WILLOWBEND CT.
BLOOMINGTON, IL 61705
847-372-3167

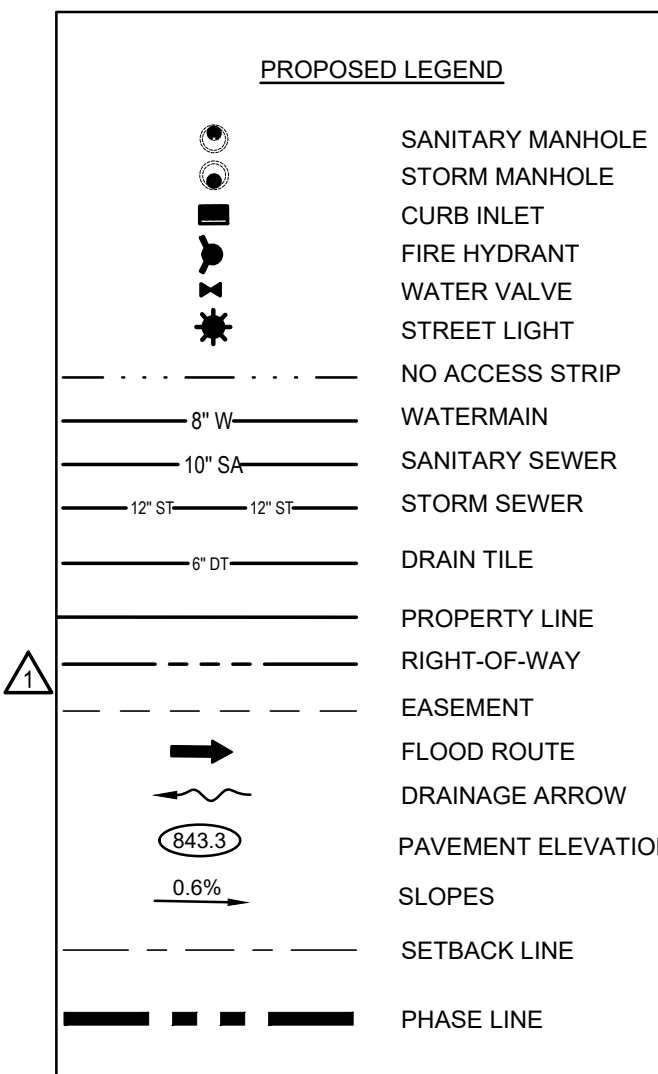
ENGINEER:
CRAIG M. EARL, P.E.
FARNSWORTH GROUP, INC.
200 W. COLLEGE AVENUE, SUITE 301
NORMAL, IL 61761
309-663-8435

SURVEYOR:
BRENT BAZAN, P.L.S.
FARNSWORTH GROUP, INC.
200 W. COLLEGE AVENUE, SUITE 301
NORMAL, IL 61761
309-663-8435

ATTORNEY:
NATHAN B. HINCH
201 GROVE STREET
BLOOMINGTON, IL 61701
(309) 829-9486

INDEX TO SHEETS

- 1.1 COVER SHEET
- 2.1 PRELIMINARY PLAN - LAYOUT
- 2.2 PRELIMINARY PLAN - UTILITIES



GENERAL NOTES

- TOPOGRAPHICAL SURVEY INFORMATION IS BASED ON FIELD SURVEY PREPARED BY FARNSWORTH GROUP, INC. ON FEBRUARY 25TH, 2026.
- STORMWATER IS BEING DETAINED ONSITE IN PROPOSED PRIVATE DETENTION AT THE NORTH END OF THE PROPERTY.
- ALL SANITARY SEWER AND WATER MAIN SHALL BE CONSTRUCTED IN PUBLIC RIGHT-OF-WAY OR UTILITY EASEMENTS AND SHALL BE DEDICATED TO THE CITY OF BLOOMINGTON FOR MAINTENANCE AND OWNERSHIP.
- ALL STORM SEWER SHOWN WITHIN THE EXISTING R.O.W. OF MAPLE HILL DRIVE SHALL BE PUBLIC. ALL STORM SEWER OUTSIDE THE R.O.W. SHALL BE PRIVATE. DRIVEWAY CULVERTS SHALL BE PRIVATE.
- THE TOTAL SITE AREA IS 3.55 AC±.
- THE SUBDIVISION LIES WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR MCLEAN COUNTY, ILLINOIS, COMMUNITY NO 170490, MAP NO. 17113C0483E, DATED JULY 16, 2008.
- DATUM - NAD 83 IL STATE PLANE EAST ZONE
- THIS LOT IS ZONED R-3A (MULTIPLE FAMILY RESIDENCE) DISTRICT

LEGAL DESCRIPTION

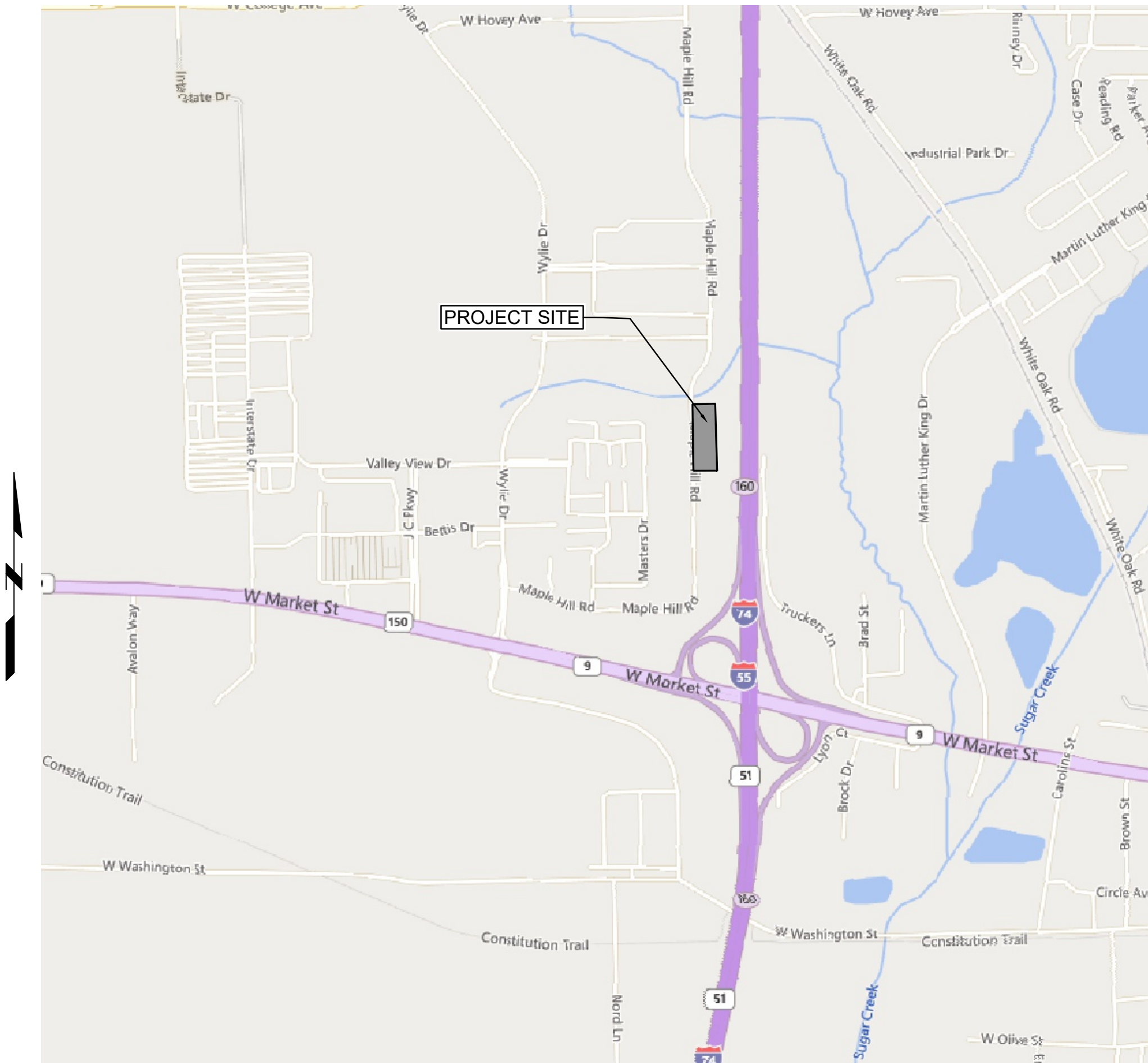
That portion of Lots 21, 22, 23 and 24 in E. Allin's Subdivision of the West Half of the Southeast Quarter and the Southwest Quarter of the Northeast Quarter of Section 31, Township 24 North, Range 2 East and Lot 4 of the Subdivision of Section 6, Township 23 North, Range 2 East of the Third Principal Meridian according to plat thereof recorded April 5, 1871, in Book 1 of Plats, Page 281 within the following described parcel:

All that part of the following described tract lying west of the West Right - of - Way Line of FAI Routes 55 and 74: The North 40 Acres of the following described tract. Commencing at a point 262.5 feet south of the center of Section 31, Township 24 North, Range 2 East of the Third Principal Meridian; thence east 1384 feet to the East Line of the West Half of the Southeast Quarter of Section 31; thence south along said East Line 1725.5 feet; thence west 690 feet; thence south 1747 feet to the center of the Peoria Road; thence northwesterly along the center of the Peoria Road 699 feet to a point 906.4 feet south of the Quarter Section Corner on the south side of said Section 31; thence north 3323.5 feet to the Place of Beginning; except therefrom that part taken by the Department of Public Works and Buildings of the State of Illinois for and in behalf of the People of the State of Illinois in Case No. 8972 C.L., and also except Interstate West Subdivision in the City of Bloomington, according to the plat thereof recorded June 18, 1985 as Document No. 85-7220, in McLean County, Illinois, also except Interchange City West Subdivision in the Town of Normal, according to the plot thereof recorded March 22, 1993, as Document No. 93-6665, in McLean County, Illinois, Except the north 622.24 feet thereof.

PIN 14-31-400-038



Brent A. Bazan
SIGNATURE
DATE 06/23/2026
EXPIRATION DATE 11/30/26



LOCATION MAP

SURVEY BENCHMARKS / CONTROL POINTS:

- BM#250: TOP OF FIRE HYDRANT ON THE WEST SIDE OF MAPLE HILL ROAD, SOUTH OF THE DEVELOPMENT
ELEV. = 795.38
- BM#251: TOP OF FIRE HYDRANT ON THE WEST SIDE OF MAPLE HILL ROAD, ACROSS FROM THE DEVELOPMENT
ELEV. = 783.54
- CP#200: IRON ROD WITH FARNSWORTH GROUP CONTROL CAP ON THE NORTH SIDE OF THE DEVELOPMENT
ELEV. = 772.49
- CP#201: MAG SPIKE ON EAST EDGE OF MAPLE HILL ROAD ON NORTH SIDE OF THE DEVELOPMENT
ELEV. = 773.93
- CP#202: IRON ROD WITH FARNSWORTH GROUP CONTROL CAP ON THE SOUTH SIDE OF THE DEVELOPMENT
ELEV. = 793.09

RECOMMENDATION OF PRELIMINARY PLAN APPROVAL BY THE PLANNING COMMISSION OF BLOOMINGTON, ILLINOIS:

"Notice is hereby given that this Preliminary Plan for Maple Square shown hereon is recommended by the Planning Commission of Bloomington, Illinois, for City Council approval with the modifications contained in Appendix A (if any), which is attached hereto."

The Planning Commission of Bloomington, Illinois
Date: _____
Case #: _____
By: _____
Planning Commission Staff Liaison

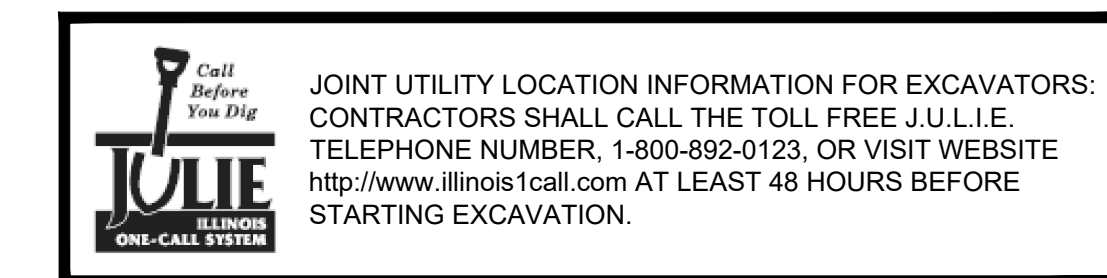
NOTICE OF APPROVAL OF PRELIMINARY PLAN BY THE CITY COUNCIL OF BLOOMINGTON, ILLINOIS:

"The Preliminary Plan for Maple Square shown hereon has received approval by the City Council of Bloomington, Illinois, subject to the modifications contained in Appendix A which is attached hereto, and minor technical corrections."

The City Council of Bloomington, Illinois
Date: _____
By: _____
Mayor
Attest: _____
City Clerk



Craig M. Earl
SIGNATURE
DATE 06/23/26
EXPIRATION DATE 11/30/27



JOINT UTILITY LOCATION INFORMATION FOR EXCAVATORS: CONTRACTORS SHALL CALL THE TOLL FREE J.U.L.I.E. TELEPHONE NUMBER, 1-800-892-0123, OR VISIT WEBSITE <http://www.illinois1call.com> AT LEAST 48 HOURS BEFORE STARTING EXCAVATION.

**Preliminary Plan
NOT FOR CONSTRUCTION**

PROJECT:
COII, LLC

Maple Square Preliminary Plan

Maple Hill Road, Bloomington, Illinois 61705

DATE:	05/13/2026
DESIGNED:	AEO
DRAWN:	AEO
REVIEWED:	CME
FIELD BOOK NO.:	BMI 2344

COVER SHEET

SHEET NUMBER:

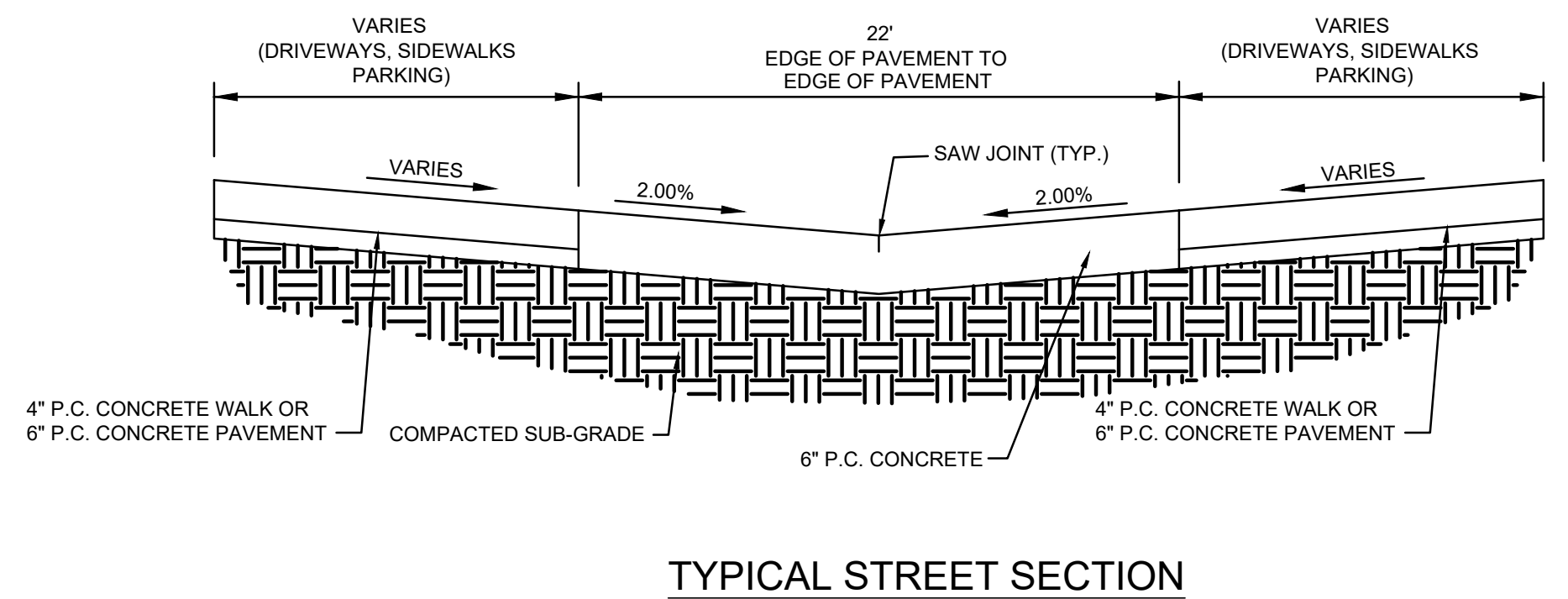
C1.1

S.E. 1/4 & S.W. 1/4 SEC. 31, T.24N., R.2.E, 3 P.M.

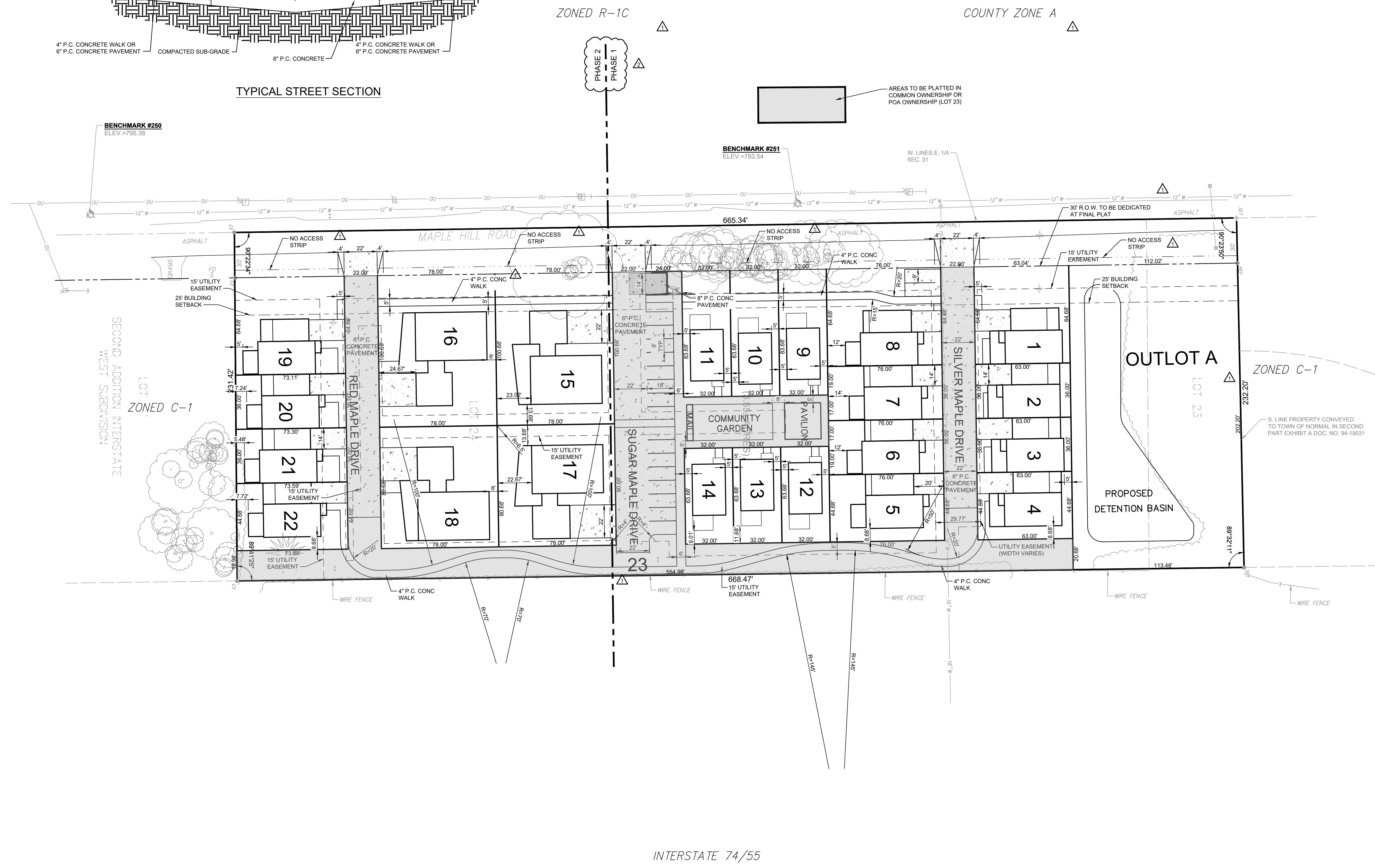
PROJECT NO.: 02600448.001

Attachment 4 - Preliminary Plan

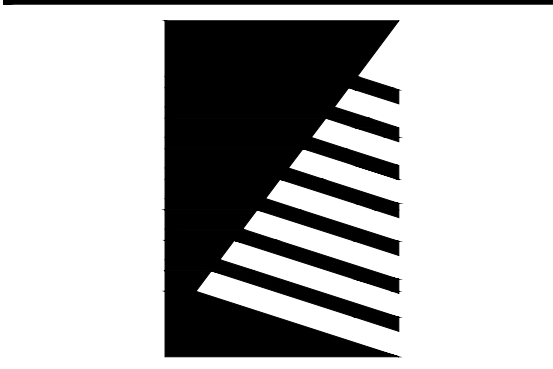
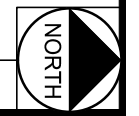
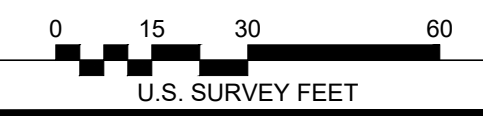
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TYPICAL STREET SECTION



INTERSTATE 74/55



Farnsworth GROUP

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NORMAL, ILLINOIS 61761
(309) 663-8436 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:

#	DATE:	DESCRIPTION:
1	06/10/2026	CITY OF BLOOMINGTON REVIEW COMMENTS
2	06/23/2026	CITY OF BLOOMINGTON REVIEW COMMENTS

Preliminary Plan
NOT FOR CONSTRUCTION

PROJECT:
COII, LLC

Maple Square Preliminary Plan

Maple Hill Road, Bloomington,
Illinois 61705

DATE:	05/13/2026
DESIGNED:	AEO
DRAWN:	AEO
REVIEWED:	CME
FIELD BOOK NO.:	BMI 2344

PRELIMINARY PLAN - LAYOUT

SHEET NUMBER:

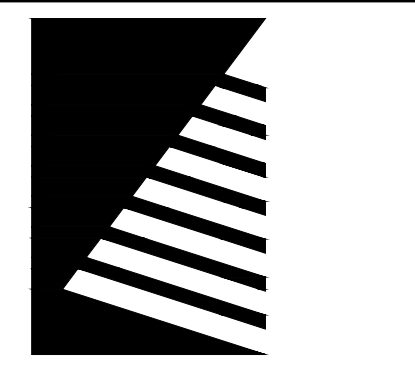
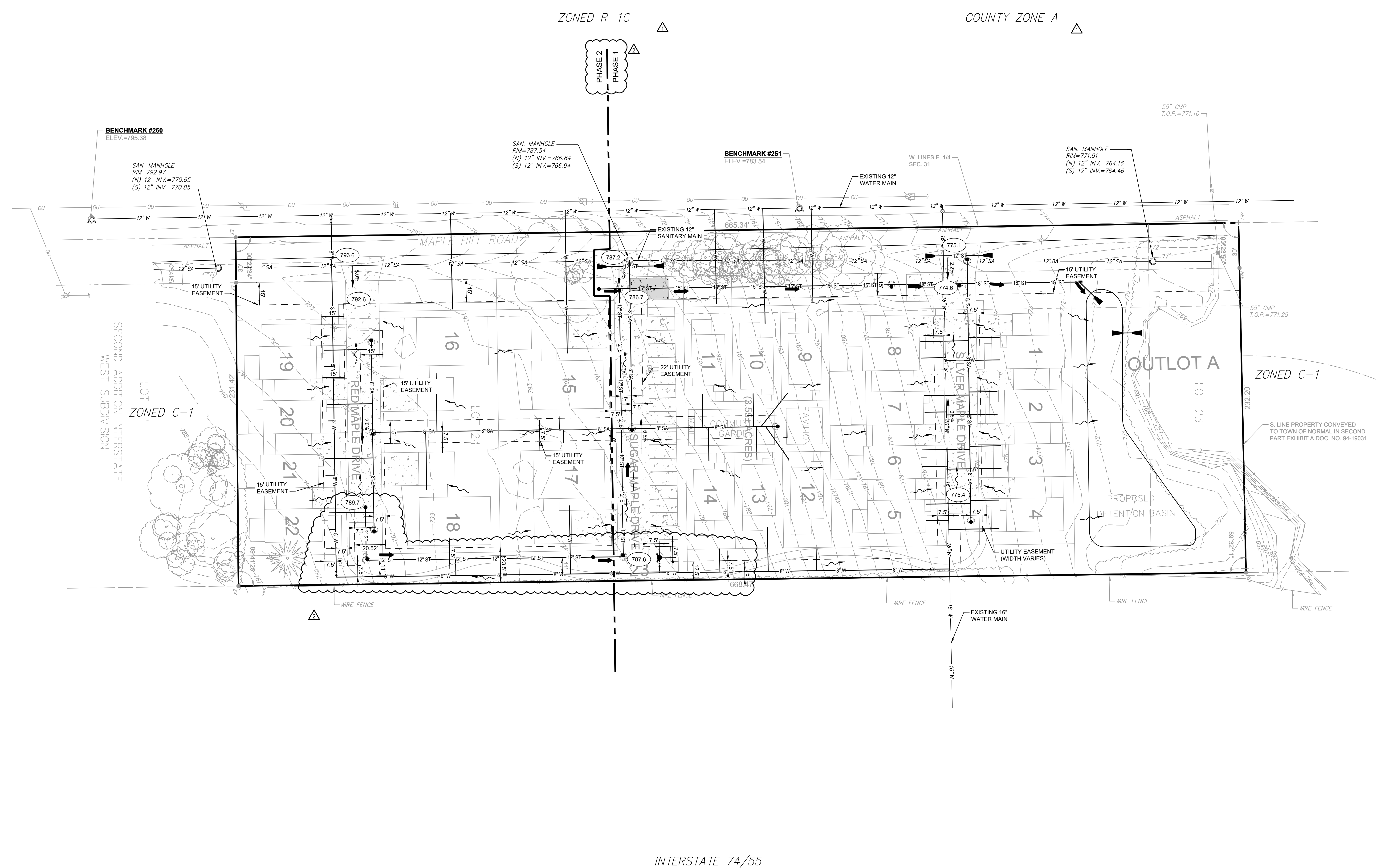
C2.1

PROJECT NO.: 02600448.001

Attachment 4 - Preliminary Plan

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1 PRELIMINARY PLAN - UTILITIES
SCALE: 1"= 30'



Farnsworth GROUP

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NORMAL, ILLINOIS 61761
(309) 663-8436 / info@f-w.com

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PROJECT:
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DATE:	05/13/2026
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DRAWN:	AEO
REVIEWED:	CME
FIELD BOOK NO.:	BMI 2344
SHEET TITLE:	

PRELIMINARY PLAN - UTILITIES

SHEET NUMBER:

C2.2

PROJECT NO.: 02600448.001