



AGENDA
PLANNING COMMISSION
REGULAR MEETING

GOVERNMENT CENTER CHAMBERS, 4TH FLOOR, ROOM #400
115 E. WASHINGTON STREET, BLOOMINGTON, IL 61701
WEDNESDAY, NOVEMBER 10, 2021, 4:00 P.M.

1. CALL TO ORDER
2. ROLL CALL
3. PUBLIC COMMENT
4. MINUTES Review and approval of the minutes of the October 13, 2021 regular Planning Commission meeting.
5. REGULAR AGENDA
 - A. PR-08-21 Public hearing, review, and action on a petition submitted by Kent Seeman of Illinois Valley Construction, LLC requesting approval of a Site Plan (with potential variances) for a Commercial Recreation Facility in the B-1 (General Commercial) District for the property located at 404 Bronco Drive (PIN: 22-07-226-008). (Ward 8)
 - B. Z-24-21 Public Hearing, review and action on text amendments, modifications and deletions to the Bloomington Zoning Ordinance, Chapter 44 of the City Code, submitted by the Bloomington City Council (Resolution 2021-31) relating to (1) auto sale exclusions, definition, and zoning; (2) updating certain zoning classifications; (3) reviewing residential uses that were previously permitted by right or via Special Use in commercial districts should again be allowed; (4) zoning for snack food manufacturing; (5) zoning for assisted living facilities; and (6) the review and submission process and commission schedules.
6. OLD BUSINESS
7. NEW BUSINESS
8. ADJOURNMENT



DRAFT

MINUTES

**PUBLISHED BY THE AUTHORITY OF THE PLANNING COMMISSION OF
BLOOMINGTON, ILLINOIS
REGULAR MEETING**

**Government Center Chambers (4th Floor) Room #400
115 E Washington St
BLOOMINGTON, IL**

WEDNESDAY, October 13, 2021 4:00 P.M.

Prior to 15 minutes before the start of the meeting, 1) those persons wishing to provide public comment or testify at the meeting registered at www.cityblm.org/register, and/or 2) those persons wishing to provide written comment emailed their comments to publiccomment@cityblm.org.

The Planning Commission convened in Regular Session in person with Assistant City Planner Glen Wetterow, Assistant Director Kimberly Smith, and Assistant City Attorney George Boyle present in the Community Room at 4:00 p.m., Wednesday, October 13, 2021.

The meeting was called to order by Chairperson Mohr.

ROLL CALL

Attendee Name	Title	Status
Mr. Tyson Mohr	Chair	Present
Mr. Justin Boyd	Vice Chair	Present
Mr. Thomas Krieger	Commissioner	Absent
Mr. Mark Muehleck	Commissioner	Absent
Mr. David Stanczak	Commissioner	Present
Mr. John Danenberger	Commissioner	Present
Mr. Brady Sant-Amour	Commissioner	Present
Mr. Benjamin Muncy	Commissioner	Present
Mr. George Boyle	Assistant Corporate Counsel	Present
Ms. Kimberly Smith	Assistant Director of Economic & Community	Present
Mr. Glen Wetterow	City Planner	Present

PUBLIC COMMENT

No public comment.

DRAFT

MEETING MINUTES

PUBLISHED BY THE AUTHORITY OF THE PLANNING COMMISSION OF BLOOMINGTON, ILLINOIS

WEDNESDAY, OCTOBER 13, 2021

MINUTES

Mr. Boyd motioned to approve the minutes from the regular September 22, 2021 meeting. Mr. Danenberger seconded. Voice Vote: The ayes were unanimous, and the motion carried.

REGULAR AGENDA

- A. Z-21-21** Public Hearing, review and action on a petition submitted by David K. Stark on behalf of Stark Excavating, Inc. and Interchange City West, LLC requesting a zoning map amendment for properties generally located south of Enterprise Dr and west of Maple Hill Rd in the City of Bloomington, from B-1 (General Commercial) District, to R-3A (Multiple-Family Residence) District. PINS(s) 14-31-326-001; 14-31-326-003.

Mr. Wetterow presented the staff report on the case. He noted that prior to 2019 the zoning code permitted multifamily developments in B-1 zoning, however after 2019 this use was no longer permitted. The petitioner is seeking to zone the property to R-3A as this zoning permits by right multifamily developments. Mr. Wetterow informed the Commission that staff's recommendation was for approval of the requested rezoning.

Marly Roy of 1028 Maple Hill Road spoke against the proposed rezoning. Ms. Roy had concerns related to increased traffic and the conditions of the streets surrounding the proposed development. Ms. Roy disagreed with the City's Comprehensive Plan identifying this area as an emerging area.

Mr. Boyle interjected and informed Chairperson Mohr that the petitioner should have been the first to speak after staff's presentation. Mr. Boyle suggested Chairperson Mohr asked if the petitioner's representative (David Armstrong) was okay with Ms. Roy continuing. Chairperson Mohr asked the representative if he was okay with allow Ms. Roy to continue. He stated he was okay with letting her finish. Ms. Roy continued.

Ms. Roy discussed the inclusion of pedestrian islands as traffic tends to speed up and down Maple Hill Road and other streets, and discussed it makes it unsafe for pedestrians to cross. Ms. Roy expressed her concern about the size of the development, which she believed to be 200 apartments. Ms. Roy concluded her comments.

The petitioner's representative, David Armstrong, spoke on behalf of the proposed rezoning. Mr. Armstrong stated he did not discredit Ms. Roy's concerns, but the concerns she has are with items that are outside the purview of the Commission as they are not zoning issues and are issues that would need to be addressed by the Public Works department. Mr. Armstrong noted the size of the proposed development is only 104 units. Mr. Armstrong highlighted how the development could not be 200 apartments as this would exceed the density of the R-3A zoning. Mr. Armstrong stated he felt the City's Comprehensive plan was correct in identifying this area as an emerging area. Additionally, the growth of Rivian in the area only further emphasized how this area is an emerging area. Mr. Armstrong noted how the proposed apartments will serve to meet the housing needs of Rivian staff. Mr. Armstrong concluded his comments.

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WEDNESDAY, OCTOBER 13, 2021

Chairperson Mohr asked if there were any questions for Mr. Armstrong. There were no questions for Mr. Armstrong from the Commission.

Chairperson Mohr asked if there was any additional public comment on the case. No one indicated their desire to make additional public comments.

Mr. Boyd asked Ms. Roy to show on the map, the location of her traffic concerns. She indicated the areas on the map. The area she indicated was to the south along Maple Hill Road. Ms. Roy also noted there were issues of flooding and debris/litter with previous developments in the area (the apartments to the south of the property in question).

Mr. Armstrong addressed the flooding issues brought up by Ms. Roy. Mr. Armstrong stated that David Brown of Lewis Yockey and Brown Inc had reviewed the stormwater requirements and there is adequate drainage on site for the current developments. Based upon the information provided by Mr. Brown to the petitioner, another drainage pond would need to be constructed and would most likely be on the eastern portion of the property. Mr. Armstrong indicated the previous drainage concerns were already addressed when the second group of apartments were built.

Don Knuth was sworn in as he wanted to speak to the issue of flooding and debris. Mr. Knuth has lived at his location for 64 years. He directly experienced the issue of flooding and debris associated with previous developments as he is located just to the east of them and just to the south of property which is being asked to be rezoned. Mr. Knuth emphasized his concern about a culvert that runs under Maple Hill Road as it is the key contributor to flooding in the area. Mr. Knuth is fine with the additional pond, but if the culvert is not addressed, the pond will not make a difference. Mr. Knuth feels the culvert is undersized and may need to be enlarged. Additionally, the culvert is filled with debris. Mr. Knuth stated the culvert is roughly $\frac{3}{4}$ full of debris. Mr. Knuth had no further comments.

Mr. Armstrong stated there may be a need for the culvert under Maple Hill Road to be looked at, but this issue is outside the purview of the Commission as it is not a planning issue and is a Public Works issue or maybe even a County issue depending on who has ownership of the road. Mr. Armstrong emphasized the drainage should not impede the rezoning when the standards for rezoning are met.

Chairperson Mohr closed the public comment portion of the meeting.

Mr. Boyd acknowledged the concerns the public had stated, but there was a need to identify the scope of the Commission, which is rezoning. Mr. Boyd encouraged the public to reach out City Council and staff about addressing the issues.

Chairperson Mohr highlighted how the issues presented by the public would still be there with the current zoning of the property. The B-1 zoning allows for varying types of commercial development, like a big-box store. If this type of construction was to occur the issues would still be there.

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Mr. Stanczak noted the concerns of the public, but the conditions of the area are not the fault of the petitioner and the question before the Commission is for rezoning. Mr. Stanczak expressed he is hopeful staff will look at minutes of meeting and review concerns of the public and do their best to address them.

There was no further discussion by the Commission.

Mr. Boyd made the motion to establish findings of fact that the proposed map amendment is in the public interest and not solely for the benefit of the petitioner. Mr. Danenberger seconded.

Chairperson Mohr asked if a legislative site plan come before the Planning Commission for review. Mr. Wetterow stated a legislative site plan review would not come before the Commission under the proposed zoning. Under the current zoning, a legislative site plan review would be required to be approved by the Planning Commission. There may be a preliminary plan or subdivision plan that would come before the Commission to be approved.

Chairperson Mohr proceeded with the vote and asked for a Roll Call Vote. Mr. Boyd - Yes, Mr. Stanczak - Yes, Mr. Danenberger - Yes, Mr. Muncy - Yes, Mr. Sant-Amour, Chairperson Mohr - Yes. The vote is 6-0 in favor. The motion passed.

Mr. Boyd made the motion to recommend approval of the petition submitted by David K. Stark on behalf of Stark Excavating, Inc. and Interchange City West, LLC requesting a zoning map amendment for properties generally located south of Enterprise Dr and west of Maple Hill Rd in the City of Bloomington, from B-1, General Commercial District, to R-3A, Multiple-Family Residence District. Mr. Muncy seconded. Roll Call Vote. Boyd - Yes, Mr. Stanczak - Yes, Mr. Danenberger - Yes, Mr. Muncy - Yes, Mr. Sant-Amour, Chairman Mohr - Yes. The motion passed.

OLD BUSINESS

No items.

NEW BUSINESS

No items.

ADJOURNMENT

Mr. Boyd motioned to adjourn. Mr. Danenberger seconded. Voice Vote: Ayes were unanimous, and the motion carried. The meeting was adjourned at 4:40 PM

DRAFT

MEETING MINUTES

PUBLISHED BY THE AUTHORITY OF THE PLANNING COMMISSION OF BLOOMINGTON, ILLINOIS

WEDNESDAY, OCTOBER 13, 2021



PLANNING COMMISSION

TO: Planning Commission

FROM: Economic & Community Development Department, Planning Division

DATE: November 10, 2021

REQUEST: PR-08-21 Public hearing, review, and action on a petition submitted by Kent Seeman of Illinois Valley Construction, LLC requesting approval of a Site Plan (with potential variances) for a Commercial Recreation Facility in the B-1 (General Commercial) District for the property located at 404 Bronco Drive (PIN: 22-07-226-008). (Ward 8)



Above: 404 Bronco Dr (Source: Google)

NOTICE

The application has been filed in conformance with applicable procedural and public notice requirements. Notice was published in *The Pantagraph* on Monday, October 25, 2021. Courtesy notices were mailed to 13 property owners within 500 feet of the subject property.

PROPERTY INFORMATION

Subject Property:	404 Bronco Dr
Applicant:	Kent Seeman, Illinois Valley Construction, LLC
Existing Zoning:	B-1 General Commercial District
Existing Land Use:	Vacant
Property Size:	1.09 acres
PIN:	22-07-226-008

BACKGROUND

Petitioners' request:

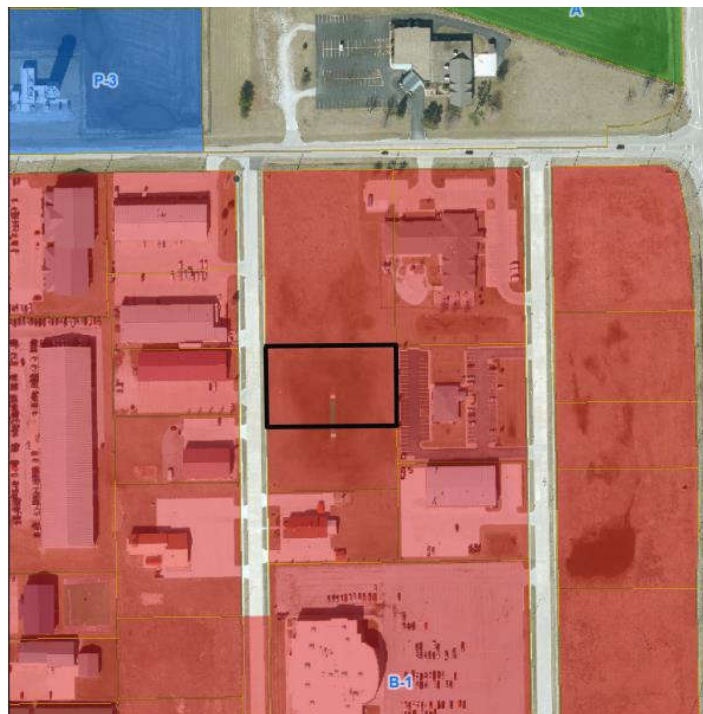
The petitioner is requesting a legislative site plan review, to develop a commercial recreation facility on the subject property. The proposed structure is 12,528 square feet in size.

Property Characteristics:

The subject properties consist of roughly 1.09 acres of land located in Southeastern region of Bloomington. The property is currently vacant. The parcel is located off Bronco Dr which is near the intersection of S Towanda Barnes Dr and E Oakland Ave. The surrounding properties are all zoned commercial. The surrounding uses vary greatly from an office to a gym.

SURROUNDING ZONING AND LAND USES

	Zoning	Land Uses
North	B-1, General Commercial	Gym/Training Facility
South	B-1, General Commercial	Vacant
East	B-1, General Commercial	Office, Retail, Gym
West	B-1, General Commercial	Office



Compliance with the Comprehensive Plan

The subject property is identified as Tier 1-Infill Redevelopment Priority. The Future Land Use map shows the site as Regional Commercial which is consistent with the property's B-1 Zoning Classification. Approval of the Site Plan aligns with the following goals of the Comprehensive Plan.

- Goal ED-1. Ensure a broad range of employment opportunities for all residents.
 - Objective ED-1.2 Leverage community assets in attracting business.
- Goal ED-4. Enhance the image of Bloomington as a business-friendly community.

- Objective ED-4.4 Prioritize infill and redevelopment to spur growth and reinvestment in the City.

Ch. 44, 17-9 Legislative site plan review.

The Site Plan review process is intended to protect the public interest in safety, economy, and from adverse site development that may be detrimental to neighboring property owners and the surrounding area. The following standards and objectives shall guide the review of City staff, the Planning Commission, and the City Council in making a determination on the proposed Site Plan.

Standards for Consideration for Site Plan Review

Standard	Discussion and Finding
The extent to which potential incompatibilities between the proposed development and surrounding existing development and/or zoning is minimized by such design features as placement of buildings, parking areas, access driveways and existing or proposed topography.	The proposed development is not incompatible with the existing development in the area. The layout of the building on the site and location of the parking lot and driveway are consistent with the existing developments on surrounding properties. The building meets all bulk requirements for B-1 zoning. The parking lot meets the code requirements for off-street parking and loading. The landscaping indicated meets the code requirements for landscaping. This standard is met.
The extent to which the proposal minimizes any adverse impact of the development upon adjoining land.	The proposed use will not have any adverse impacts on the development of adjoining land. The use is permitted within the zoning and is compatible with the uses of the surrounding properties. The building and parking lot landscaping comply with code requirements. The trash enclosure is fully screened as city code requires. The standard is met.
The extent to which adequately improved streets connected to the improved arterial street system are available or can be reasonably supplied to serve the uses proposed in the development.	The site is accessible by and directly situated on Bronco Dr. The standard is met.
The extent to which the proposed development will favorably or adversely affect other persons or property and, if so, whether because of circumstances peculiar to the location the effect is likely to be greater than is ordinarily associated with the development of the type proposed.	The surrounding properties are all zoned B-1 (General Commercial) District and uses range from offices to gyms. There are other uses similar to the proposed development in the area. The activities occurring at the proposed development would be complementary to the existing uses. The standard is met.

Ch. 44, 10-15 Commercial Recreation Facilities.

The commercial recreation facility use is regulated by Ch. 44,10-15 of the City Code which requires additional provisions for arcades and amusement centers. The proposed use is neither of these uses. Thus, the additional provisions are not applicable.

STAFF RECOMMENDATION

Staff finds that the application meets the standards for site plan review and recommends its approval. Staff recommends that the Commission take the following actions:

1. Motion to establish findings of fact that the subject property meets the legislative site plan criteria in Chapter 44.17-9 of the City Code.

2. Motion to recommend that City Council approve a Site Plan (with potential variances) for a Commercial Recreation Facility in the B-1 (General Commercial) District for the property located at 404 Bronco Drive (PIN: 22-07-226-008). (Ward 8)

Respectfully submitted,

Glen Wetterow
City Planner

Attachments:

- Draft ordinance
- Site Plan
- Landscaping Plan
- Aerial map
- Zoning map
- Neighborhood notice and map

DRAFT

ORDINANCE NO. _____

AN ORDINANCE APPROVING A SITE PLAN FOR A COMMERCIAL RECREATION FACILITY IN THE B-1 (GENERAL COMMERCIAL) DISTRICT, FOR PROPERTY LOCATED AT 404 BRONCO DRIVE.

WHEREAS, there was heretofore filed with the Economic and Community Development Department of the City of Bloomington, McLean County, Illinois, a petition and site plan requesting approval of a Legislative Site Plan review for new construction of a commercial recreation facility in the B-1 (General Commercial) District, for certain premises hereinafter described in Exhibit A; and

WHEREAS, said petition included said site plan illustrated in Exhibit B, hereinafter referred to as the "Plan" and attached hereto and made part hereof by this reference; and

WHEREAS, after proper notice was given, the Bloomington Planning Commission conducted a public hearing on said petition and plan, and at said public hearing, the Bloomington Planning Commission, made findings of facts that such Site Plan complied with the standards for granting approval of the legislative site plan review found in Chapter 44 Division 17-9 of the Bloomington City Code.

WHEREAS the City Council of the City of Bloomington has the power to pass this Ordinance and approve this site plan.

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

1. The above recitals are hereby incorporated into this Ordinance.
2. The City Council adopts the findings of fact for the Site Plan Review as recommended by the Planning Commission.
3. The City Council hereby approves the Site Plan for the new construction of a commercial recreational facility for the property at 404 Bronco Drive legally described in Exhibit A and depicted in Exhibit(s) B.
4. This Ordinance shall take effect immediately upon passage and approval.

PASSED this 13th day of December, 2021

APPROVED this _____ day of December, 2021

Mboka Mwilambwe, Mayor

ATTEST:

Leslie Smith-Yocum, City Clerk

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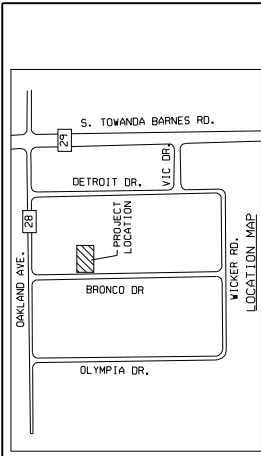
Exhibit A
“Legal Description”
404 Bronco Drive

TOWANDA BARNES BUSINESS PARK 22ND ADDN LOT 48 1.09 ACRES

Lot 48 in the Twenty-Second Addition to Towanda Barnes Park, Bloomington, Illinois

P.I.N.: 22-07-226-008

DRAFT



LEGAL DESCRIPTION
 LOT 48 IN THE TWENTY-SECOND ADDITION TO TOWANDA BARNES BUSINESS PARK,
 BLOOMINGTON, ILLINOIS.

SITE INFORMATION
 ADDRESS: 404 BRONCO DR., BLOOMINGTON, IL 61701
 TAX ID: 22-07-226-008
 ZONING: B-1, GENERAL BUSINESS DISTRICT
 LOT AREA: 47,818 SF = 1.09 AC
 STREET FRONTAGE: BRONCO DR. = 179 FT

OWNER INFORMATION
 RICHMOND LLC
 14555 TOWNHART LN
 BLOOMINGTON, IL 61705
 PAUL MESSNER (801) 621-8127

GREEN SPACE SUMMARY
 TOTAL SITE AREA = 47,818 SF
 IMPERVIOUS AREA = 30,092 SF
 GREEN SPACE AREA = 17,726 SF = 37%

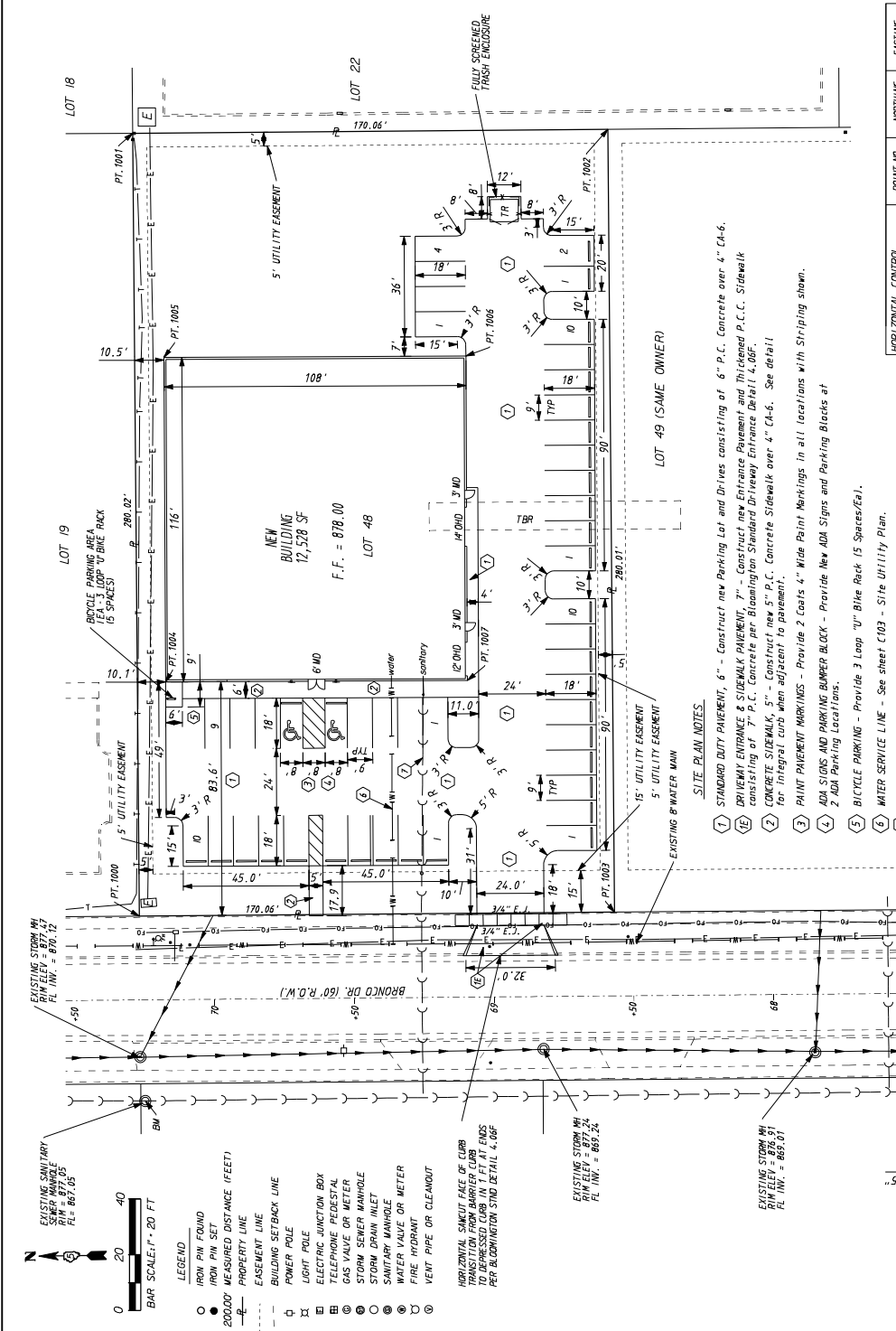
OFF-STREET PARKING INFORMATION
 44-1208-E, COMMERCIAL RECREATION FACILITY, ALL OTHER: 1 SPACE / 300 GFA
 TOTAL REQUIRED = 12,328 SF / 300 = 42 PARKING SPACES
 TOTAL PROPOSED PARKING SPACES = 43 STD + 2 ADA SPACE = 45 SPACES
 BICYCLE PARKING REQUIRED = 42 SPACES X 0.05 = 2 SPACES
 BICYCLE PARKING PROVIDED = 5 SPACES

CONSTRUCTION NOTES:
 1. EXISTING UNDERGROUND UTILITY LOCATIONS ARE SHOWN FROM RECORD DRAWINGS AND FIELD SURVEY. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO EXCAVATION AND TRENCHING OF NEW UTILITIES. CONTRACTOR TO CONTACT J.U.I.L.E. (1-800-892-4123) BEFORE DIGGING ANY TRENCHES.
 2. ALL EXISTING STORM SEWER WORK AND PAVING WORK SHALL BE DONE IN ACCORDANCE WITH THE APPROPRIATE SECTIONS OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION. ALL SANITARY SEWER AND WATER MAIN WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN IN ILLINOIS, LATEST EDITION.
 3. ILLINOIS ACCESSIBILITY CODE: MINIMUM SLOPE OF PAVEMENT IS 2% IN ANY DIRECTION WITHIN THE ACCESSIBLE PARKING SPACE AND AISLE.
 4. THE HORIZONTAL AND VERTICAL SEPARATION OF THE WATER MAIN AND WATER SERVICE LINES SHALL BE 18" MINIMUM. THE HORIZONTAL SEPARATION OF THE SANITARY SEWER AND WATER SERVICE LINES SHALL BE 18" MINIMUM. THE VERTICAL SEPARATION OF THE SANITARY SEWER AND WATER SERVICE LINES SHALL BE 18" MINIMUM. THE HORIZONTAL SEPARATION OF THE SANITARY SEWER AND WATER SERVICE LINES SHALL BE 18" MINIMUM. THE VERTICAL SEPARATION OF THE SANITARY SEWER AND WATER SERVICE LINES SHALL BE 18" MINIMUM.
 5. TRENCH BACKFILL (CA-4) SHALL BE USED IN TRENCHES UNDER PAVEMENT OR WITHIN 2 FEET OF ANY PAVED SURFACE.
 6. GENERAL NOTES:
 1. BENCHMARK "1" - TOP MIDDLE OF SANITARY SEWER MANHOLE LID ON WEST SIDE OF BRONCO DR. ELEV = 877.05
 2. THIS PROPERTY LIES WITHIN ZONE X AREA OF MINIMAL FLOOD HAZARD ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD MAP FOR BLOOMINGTON, ILLINOIS, MAP NO. 17135C05R, EFFECTIVE JULY 16, 2008.

LAND DISTURBANCE NOTES:
 1. THE CONTRACTOR SHALL NOT DISTURB MORE THAN 1 ACRE OF LAND. A NOTICE OF INTENT FOR GENERAL PERMIT TO DISCHARGE STORM WATER PROTECTION ACTIVITIES WILL NOT BE SUBMITTED TO THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SOIL EROSION CONTROL ON THIS SITE AND SHALL USE BEST MANAGEMENT PRACTICES TO MINIMIZE EROSION CAUSED BY CONSTRUCTION. ANY MATERIAL SHALL BE PROPERLY REMOVED.
 2. INDEX OF SHEETS
 C101 - SITE PLAN
 C102 - GRADING PLAN
 4 OF 4 - CITY OF BLOOMINGTON
 WATER MAIN STANDARDS

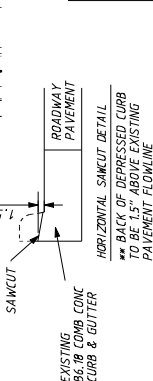
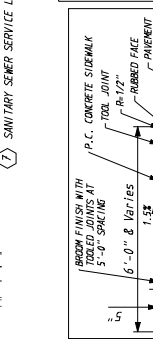
FOR REVIEW ONLY

SITE PLAN
 SCALE: AS NOTED
 DATE: 10/24/21
 DRAWN BY: SMB
 REVISED BY: SMB
 CLIENT: ILLINOIS VALLEY CONSTRUCTION LLC
 805 ILLINOIS VALLEY ST., SUITE A
 MCLEAN, IL 61754 : KENT SEGMAN 309.275.9988
 DRAWING NO.: C101.Siteplan-102551.dgn
 SHEET NO.: C101



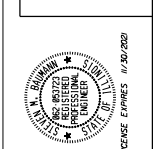
HORIZONTAL CONTROL	POINT NO.	NORTH	EASTING
LOT CORNERS:	1000	1,386,278.74	825,003.22
	1001	1,386,291.09	825,283.22
	1002	1,386,111.03	825,284.65
	1003	1,386,108.69	825,004.65
BUILDING CORNERS:	1004	1,386,289.33	825,006.98
	1005	1,386,269.88	825,202.98
	1006	1,386,161.88	825,203.49
	1007	1,386,161.33	825,007.49

PARKING LOT LEGEND	DESCRIPTION
1	PARKING BUMPER BLOCK, 34 EACH
2	HANDICAP PARKING SIGN, 2 EACH
3	HANDICAP PARKING SYMBOL, 2 EACH
4	STRIPING: PROVIDE 4" WIDE PARKING LOT STRIPING (12 COMTS)

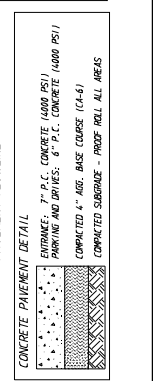
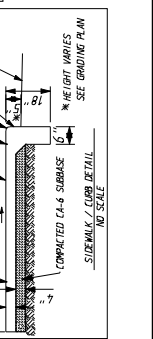


OnSite Engineering, LLC
 111 Ashland Ave., N. Zion, IL 60049
 Phone 815-972-4488
 Design Firm Registration No. 184-004267
 Steven M. Baumann, P.E.

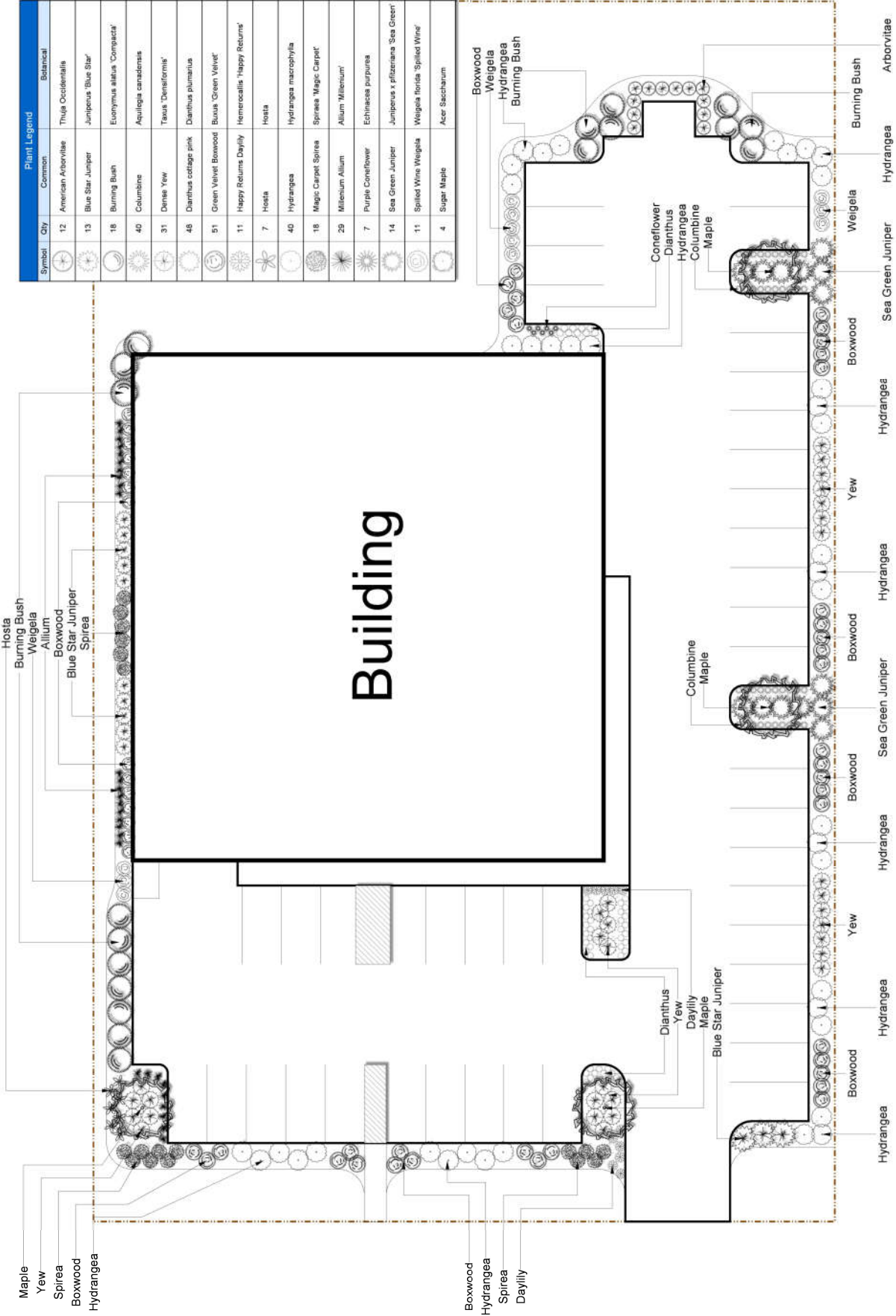
Survey Solutions, LLC
 111 Ashland Ave., N. Zion, IL 60049
 211 E. Main St., N. Zion, IL 60049
 PROFESSIONAL SURVEYING FIRM IN ILLINOIS



CONCRETE PAVEMENT DETAIL
 ENTRANCE: 7" P.C. CONCRETE (1400 PSI)
 PARKING AND DRIVES: 6" P.C. CONCRETE (1400 PSI)
 COMPACTED 4" AGG. BASE COURSE (CA-4)
 COMPACTED SUBGRADE - PROVE REL. ALL AREAS



SITE PLAN NOTES
 1. STANDARD DUTY PAVEMENT, 6" - Construct new Parking Lot and Drives consisting of 6" P.C. Concrete over 4" CA-6.
 2. DRIVEWAY ENTRANCE & SIDEWALK PAVEMENT, 7" - Construct new Entrance Pavement and Thickened P.C.C. Sidewalk consisting of 7" P.C. Concrete per Bloomington Standard Driveway Entrance Detail 4.08F.
 3. CONCRETE SIDEWALK, 5" - Construct new 5" P.C. Concrete Sidewalk over 4" CA-6. See detail for integral curb when adjacent to pavement.
 4. PAINT PAVEMENT MARKINGS - Provide 2 Coats 4" Wide Paint Markings in all locations with Striping shown.
 5. ADA SIGNS AND PARKING BUMPER BLOCK - Provide New ADA Signs and Parking Blocks at 2 ADA Parking Locations.
 6. BICYCLE PARKING - Provide 3 Loop "U" Bike Rack (15 Spaces/ea).
 7. WATER SERVICE LINE - See sheet C103 - Site Utility Plan.
 8. SANITARY SEWER SERVICE LINE - See sheet C103 - Site Utility Plan.



Plant Legend			
Symbol	Qty	Common	Botanical
	12	American Arborvitae	Thuja Occidentalis
	13	Blue Star Juniper	Juniperus 'Blue Star'
	18	Burning Bush	Euonymus alatus 'Compactus'
	40	Columbine	Aquilegia canadensis
	31	Dense Yew	Taxus 'Densiformis'
	48	Danforth cottage pink	Dianthus plumarius
	51	Green Velvet Boxwood	Buxus 'Green Velvet'
	11	Happy Returns Daylily	Hemerocallis 'Happy Returns'
	7	Hosta	Hosta
	40	Hydrangea	Hydrangea macrophylla
	18	Magic Carpet Spirea	Spiraea 'Magic Carpet'
	29	Milkenium Allium	Allium 'Millenium'
	7	Purple Coneflower	Echinacea purpurea
	14	Sea Green Juniper	Juniperus x pfitzeriana 'Sea Green'
	11	Spilled Wine Weigela	Weigela florida 'Spilled Wine'
	4	Sugar Maple	Acer Saccharum



Solid Oak Designs
(309) 706-0103
zach.solidoakdesigns@gmail.com

Designed by Zachary Castleman

404 Bronco Dr, Bloomington, IL

Illinois Valley Construction

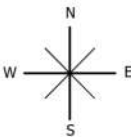
Scale: 1" = 10'

Client: Kent Seeman

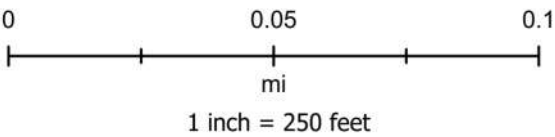
Date: 9/2/2021

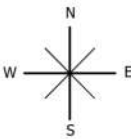
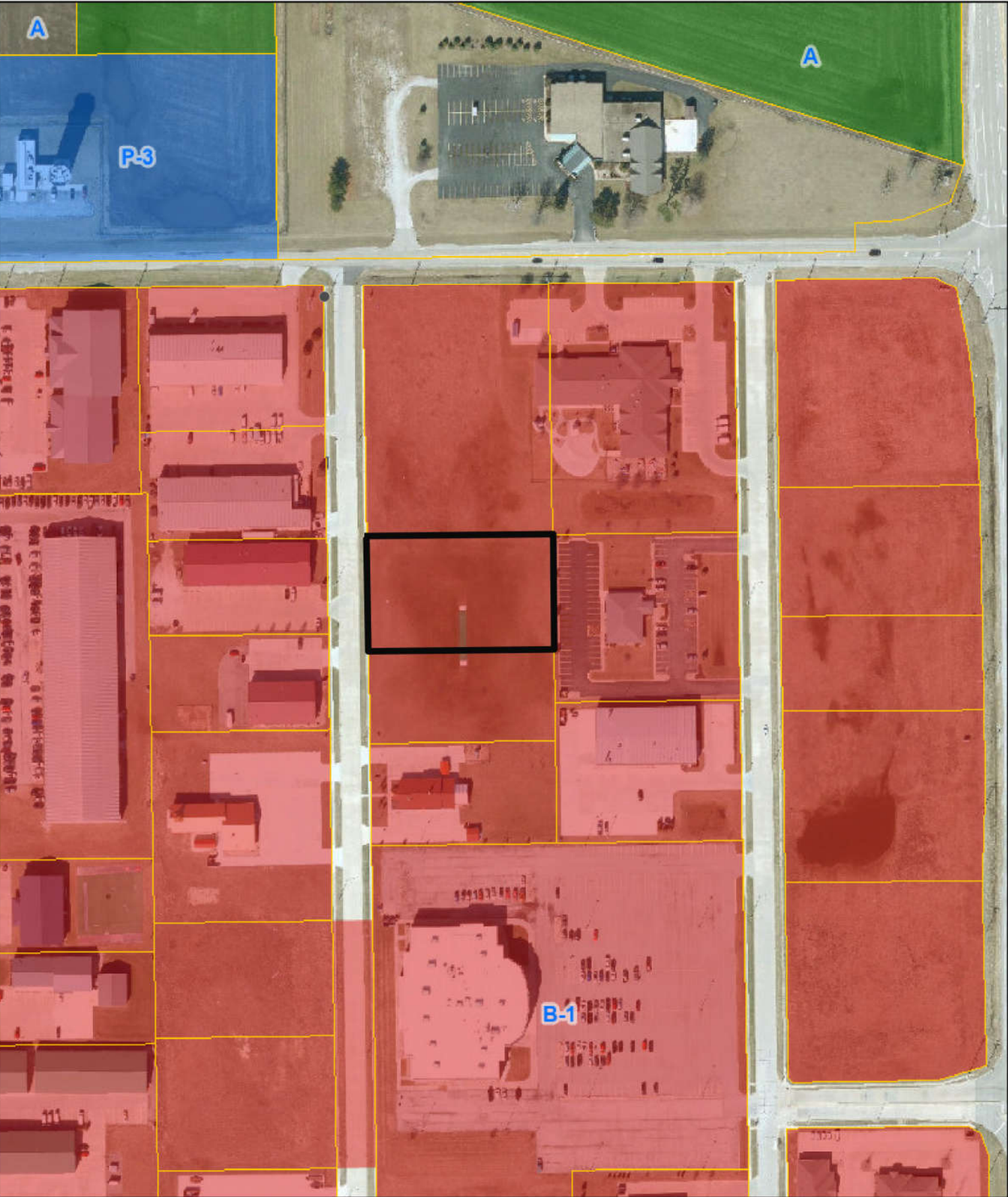
Landscape Design



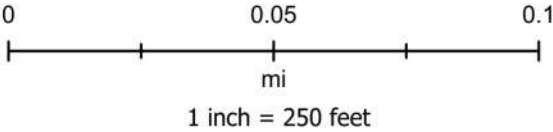


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Economic & Community Development
Department
115 E Washington St, Ste 201
Bloomington, IL 61701
(309)434-2226
planning@cityblm.org

October 22, 2021

Dear Property Owner or Occupant:

The Planning Commission of the City of Bloomington, Illinois, will hold a public hearing on Wednesday, November 10, 2021 at 4:00 PM on an application submitted by Kent Seeman on behalf of Illinois Valley Construction, LLC (605 Illinois Valley St., Suite A, McLean, IL 61754).

You are receiving this notice because you own or occupy property within a 500-foot radius of the subject property (refer to attached map). All interested persons may present evidence or testimony regarding said petition, or ask questions related to the petitioner's request at the scheduled public hearing.

The applicant is requesting approval for a Legislative Site Plan Review (with possible variances) for a Commercial Recreation Facility in the B-1 (General Commercial) District, for the property located at 404 Bronco Drive, Bloomington, IL 61701, PIN: 22-07-226-008.

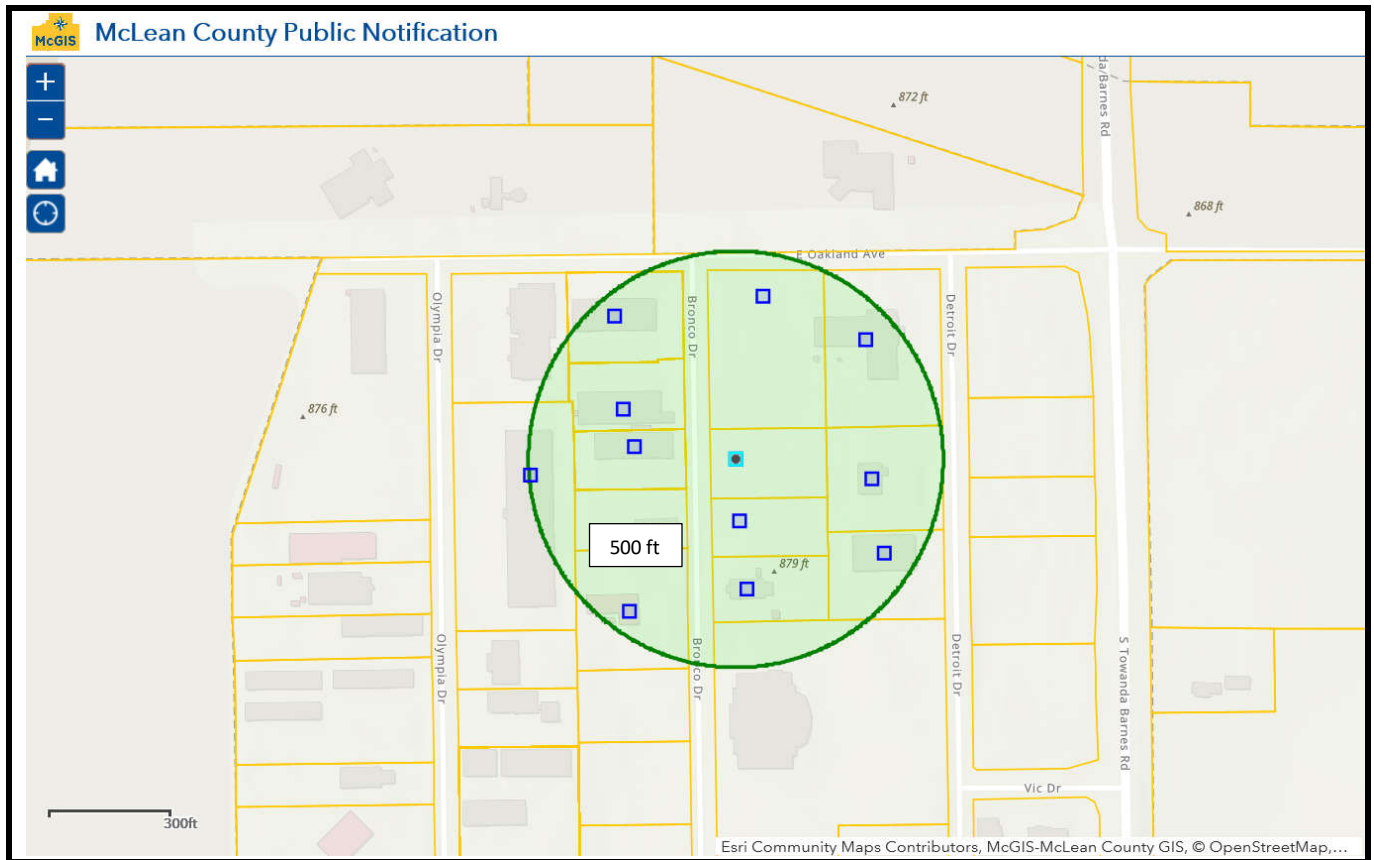
This meeting will be held in-person in the Government Center Chambers, 115 E Washington St., 4th Floor Room #400 Bloomington, IL 61701. The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website at www.cityblm.org. To testify live in a public hearing (where applicable) or provide live public comment you must register at <https://www.cityblm.org/register> or in-person at least 5 minutes before the meeting. Emailed public comment should be sent to publiccomment@cityblm.org at least 15 minutes before the start of the meeting. This hearing will be accessible to individuals with disabilities in compliance with the ADA and other applicable laws. For special needs please contact the City Clerk at 115 E. Washington St., Ste 103, Bloomington, IL 61701 (309) 434-2240, cityclerk@cityblm.org or TTY at (309) 829-5115.

Please note this meeting could be subject to change based on a lack of quorum or other reasons. Notice of a change will also be posted online at www.cityblm.org.

Sincerely,

Planning Division staff

Map of notified properties within 500 ft of subject property





PLANNING COMMISSION

TO: Planning Commission

FROM: Economic & Community Development Department, Planning Division

DATE: November 10, 2021

REQUEST: Z-24-21 Public Hearing, review and action on text amendments, modifications and deletions to the Bloomington Zoning Ordinance, Chapter 44 of the City Code, submitted by the Bloomington City Council (Resolution 2021-31) relating to (1) auto sale exclusions, definition, and zoning; (2) updating certain zoning classifications; (3) reviewing residential uses that were previously permitted by right or via Special Use in commercial districts should again be allowed; (4) zoning for snack food manufacturing; (5) zoning for assisted living facilities; and (6) the review and submission process and commission schedules.

BACKGROUND

At the regular City Council meeting on August 23, 2021, the City Council approved Resolution no. 2021-31, per Chapter 44.17-6 of the Bloomington City Code, to initiate text amendments to the City's zoning regulations, Chapter 44 of the Bloomington City Code (see attached memorandum and resolution).

Specifically, the identified for amendments relate to:

1. Auto repair and sale exclusions, definitions, and zoning; and
2. Updating certain zoning classifications; and
3. Reviewing residential uses that were previously permitted by right or via special use in commercial districts that should be allowed again; and
4. Zoning for snack food manufacturing; and
5. Zoning for assisted living facilities; and
6. The review and submission process and commission schedules.

Text amendments related to auto repair exclusions and definitions were approved by the City Council on October 25, 2021, in Case No. Z-22-21. Case No. Z-24-21 was opened for the remaining items; and will remain open until complete. Most of the remaining text amendments will follow at the December 8, 2021 Planning Commission meeting. At this time the following amendments are presented to the Planning Commission for consideration and recommendation for forward to the City Council for approval.

Item (4) Zoning for Snack Food Manufacturing

Issue

Prior to 2019, the use “Food and Kindred Industries” was permitted in M-2 (General Manufacturing) District, and not at all in the M-1 (Restricted Manufacturing) District. The use “Snack Food Manufacturing” was listed as a separate use; and permitted by right in both the M-1 and M-2 Districts.

In 2019, “Snack Food Manufacturing” was consolidated into “Food and Kindred Industries.” Additionally, whereas both uses were previously listed under the category “Manufacturing,” the category manufacturing was divided into light and heavy manufacturing; Food and Kindred Industries is now listed under “Manufacturing and Production, Heavy.” The newly resulted “Food and Kindred Industries” now requires a Special Use in the M-1; and allows the use by right in M-2. There are at least two existing snack food manufactures within the City limits that now require a Special Use permit to proceed with expansion and future investment, when, but for the amendment, would continue to be permitted by right.

Suggested Solution

The current Zoning Code defines “Food and Kindred Industries” as *secondary manufacturing and packaging for processing of raw agricultural products into foods*. Staff recommends returning the separate category of “Snack Food Manufacturing” to the Ordinance; and allowing it by right both the M-1 and M-2 districts.

For clarity, Staff also recommends excluding “Snack Food Manufacturing” from the definition for “Food and Kindred Industries.”

Proposed Text Change

Add the underlined language:

Ch. 44, 6-2, Permitted Uses: Manufacturing and Production, Heavy. Snack Food Manufacturing.

Ch. 44, 16 Definitions: Food and Kindred Industries: Secondary manufacturing and packaging for processing of raw agricultural products into foods. This definition shall exclude Snack Food Manufacturing.

Item (6) Commission Schedules - Planning Commission

Issue

Currently, the Planning Commission is scheduled to meet twice each month. The timing of these meetings causes unnecessary inefficiency, and long wait times for the customer between the Commission Meeting and City Council. Additionally, the Commission meetings are often cancelled due to lack of cases.

Suggested Solution

Change the Planning Commission meeting time to one meeting, the first Wednesday of every month.

Proposed Text Change

Add the underlined language:

Ch. 44, 17-2.D.(4) Planning Commission, Meetings: Meetings shall be held on the ~~second and fourth~~ first Wednesday of each month at 4:00 p.m. or at any time upon the call of the chairperson at such times and places as the Commission may determine.

STAFF RECOMMENDATION

Staff recommends approval of the text amendments, as proposed and described.

Respectfully submitted,

Kimberly Smith, AICP, MAUP, MBA
Assistant Economic and Community Development Director

Attachments:

Council Memo for August 23, 2021, Item 7.H.

Resolution No. 2021-31

Sample commission schedule



CONSENT AGENDA ITEM NO. 7.H

FOR COUNCIL: August 23, 2021

SPONSOR: Economic & Community Development Department

WARD IMPACTED: City-Wide Impact

SUBJECT: Consideration and action on a Resolution Authorizing the Initiation of Text Amendments to the Bloomington Zoning Ordinance, Chapter 44 of the Bloomington City Code, as requested by the Economic & Community Development Department.

RECOMMENDED MOTION: The proposed Resolution be approved.

STRATEGIC PLAN LINK:

- Goal 5. Great Place - Livable, Sustainable City
- Goal 4. Strong Neighborhoods
- Goal 3. Grow the Local Economy
- Goal 1. Financially Sound City Providing Quality Basic Services

STRATEGIC PLAN SIGNIFICANCE:

- Objective 5a. Well-planned City with necessary services and infrastructure
- Objective 4c. Preservation of property/home valuations
- Objective 3c. Revitalization of older commercial homes
- Objective 3a. Retention and growth of current local businesses
- Objective 1c. Engaged residents that are well informed and involved in an open governance process

BACKGROUND: Chapter 44 of the Bloomington City Code, the City's Zoning Code, underwent a comprehensive rewrite that was adopted March 21, 2019. Practical application is the best way to test a new code; and as with most code rewrites of this magnitude, it takes time for a new code to be tested. Since the adoption in 2019 and subsequent updates, City staff has continued to identify any provisions that need clarification and/or revision.

Chapter 44.17-6 of the Bloomington City Code gives the Council the authority to pass a resolution to initiate text amendments to its zoning regulations, Chapter 44 of the Bloomington City Code, and to direct the Bloomington Planning Commission to hold a public hearing on said amendments.

In this case, City staff has identified certain land use restrictions believe to be unintended consequences of the 2019 update. Accordingly, staff is recommending changes to the Zoning Code to re-allow uses that were previously allowed by right. This includes single and multifamily homes, assisted living facilities, snack food manufacturing, auto repair and sales. In addition, the proposed amendments will also evaluate the review and submission process and commission schedules. City staff will begin detailing and outlining specific proposed changes and the Bloomington Plan Commission will begin holding public hearings on the proposed changes as they are ready. The recommendations of the Bloomington Plan Commission will then come back before the City Council for final approval.

The review and continued update of the Zoning Code will continue by staff and additional requests for text amendments may be necessary in the future.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: One or more public hearings will be held and noticed on the proposed text amendments.

FINANCIAL IMPACT: The proposed text amendments are likely to encourage investment and growth within the City creating a positive financial impact.

COMMUNITY DEVELOPMENT IMPACT: The Comprehensive Plan promotes the overall public good, community sustainability and prosperity. The Zoning Ordinance is the implementation vehicle of the plan. To make investment unusable or difficult without a public purpose does not promote the Comprehensive Plan; the text amendments are intended to help remedy this.

Respectfully submitted for Council consideration.

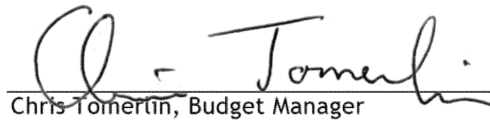
Prepared by: Kimberly Smith, Asst Economic & Community Development Director

Reviewed by:



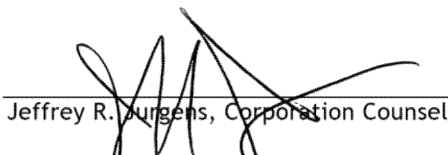
Melissa Hill, Economic and Community Development Director

8/16/2021



Chris Tomerlin, Budget Manager

8/16/2021



Jeffrey R. Jurgens, Corporation Counsel

8/19/2021



Tara Henry, Legislative Assistant & Records Manager

8/19/2021

Attachments:

- E&CD 2B 2021 Text Amendment Resolution

RESOLUTION NO. 2021 - 31

**A RESOLUTION AUTHORIZING THE INITIATION OF TEXT AMENDMENTS TO THE
BLOOMINGTON ZONING ORDINANCE, CHAPTER 44 OF THE BLOOMINGTON CITY CODE**

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

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

WHEREAS, the Bloomington City Council adopted a comprehensive text amendment to Chapter 44 of the City Code on March 11, 2019; and,

WHEREAS, City staff continues to evaluate the comprehensive update and identify areas where clarification and/or correction is needed; and,

WHEREAS, City staff is recommending that the Planning Commission look at potential text amendments including: (1) auto repair and sale exclusions, definitions, and zoning; (2) updating certain zoning classifications; (3) reviewing residential uses that were previously permitted by right or via special use in commercial districts should again be allowed; (4) zoning for snack food manufacturing; (5) zoning for assisted living facilities; and (6) the review and submission process and commission schedules; and,

WHEREAS, pursuant to Chapter 44.17-6 of the Bloomington City Code, the City Council has the power to pass this resolution to initiate the text amendments to its zoning regulations, Chapter 44 of the Bloomington City Code, and to direct the Bloomington Planning Commission to hold a public hearing on said amendments.

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

1. That the City Council directs city staff to initiate text amendments, as set forth herein and whether as a group or otherwise, to the Bloomington Zoning Ordinance, Chapter 44 of the Bloomington City Code;
2. That the Bloomington Planning Commission shall start to hold public hearings, after due notice as required by law, on said potential amendments.

PASSED this 23rd day of August 2021.

APPROVED this 24th day of August 2021.

CITY OF BLOOMINGTON


Mboka Mwilambwe, Mayor

ATTEST


Leslie Smith-Yocum, City Clerk





CITY OF BLOOMINGTON ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT
Regularly Scheduled Commission Meetings, for Land Use Development Applications
REVISED 2022

For your reference and convenience, the following is a list of the 2022 regularly scheduled Commission meetings.
 Contact the City Planner at (309) 434-2226 or email planning@cityblm.org for information concerning the following Commissions.

PC	Planning Commission	1st Wednesday, monthly	@ 4:00 PM (BPD)
ZBA	Zoning Board of Appeals	3rd Wednesday, monthly	@ 4:00 PM (GC)
HPC	Historic Preservation Commission	3rd Thursday, monthly	@ 5:00 PM (GC)

NOTE: MEETING SCHEDULE MAY BE CHANGED TO ACCOMODATE HOLIDAYS AND SPECIAL MEETINGS

		Application Deadline	Publication Deadline	Meeting Date	Potential Council Date			Application Deadline	Publication Deadline	Meeting Date	Potential Council Date
January	PC	12/1/2021	12/15/2021	1/5/2022	1/24/2022	July	PC	6/1/2022	6/15/2022	7/6/2022	7/25/2022
	ZBA						ZBA				
	HPC						HPC				
February	PC	12/29/2021	1/12/2022	2/2/2022	2/21/2022	August	PC	6/29/2022	7/13/2022	8/3/2022	8/22/2022
	ZBA						ZBA				
	HPC						HPC				
March	PC	1/26/2022	2/9/2022	3/2/2022	3/28/2022	September	PC	8/3/2022	8/17/2022	9/7/2022	9/26/2022
	ZBA						ZBA				
	HPC						HPC				
April	PC	3/2/2022	3/16/2022	4/6/2022	4/25/2022	October	PC	8/31/2022	9/14/2022	10/5/2022	10/24/2022
	ZBA						ZBA				
	HPC						HPC				
May	PC	3/30/2022	4/13/2022	5/4/2022	5/23/2022	November	PC	9/28/2022	10/12/2022	11/2/2022	11/28/2022
	ZBA						ZBA				
	HPC						HPC				
June	PC	4/27/2022	5/11/2022	6/1/2022	6/27/2022	December	PC	11/2/2022	11/16/2022	12/7/2022	12/19/2022
	ZBA						ZBA				
	HPC						HPC				