MINUTES
PUBLISHED BY THE AUTHORITY OF THE PLANNING COMMISSION OF BLOOMINGTON, ILLINOIS
REGULAR MEETING
OSBORN ROOM, 2ND FLOOR POLICE DEPARTMENT
305 S. EAST STREET, BLOOMINGTON, IL
WEDNESDAY, NOVEMBER 2, 2022 4:00 P.M.

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 www.cityblm.org/register at least 5 minutes before the start of the meeting

The Planning Commission convened in-person within the Osborn Room inside of the Bloomington Police Department at 4:00 p.m., Wednesday, November 2, 2022, with the following physically present staff members Mr. George Boyle, Assistant Corporation Counsel; Mr. Glen Wetterow, City Planner; and Mr. Jon Branham, City Planner.

The meeting was called to order by Chairperson Mohr at 4:01 p.m.

ROLL CALL

Attendee Name	Title	Status
Mr. Tyson Mohr	Chair	Absent
Mr. Justin Boyd	Vice Chair	Present
Mr. Thomas Krieger	Commissioner	Present
Mr. Mark Muehleck	Commissioner	Present
Mr. John Danenberger	Commissioner	Absent
Mr. Brady Sant-Amour	Commissioner	Present
Mr. Benjamin Muncy	Commissioner	Absent
Mr. Govardhan Galpalli	Commissioner	Absent
Ms. Anna Patino	Commissioner	Present
Ms. Jacqueline Beyer	Commissioner	Present
George Boyle	Assistant Corporation Counsel	Present

Glen Wetterow	City Planner	Present
Jon Branham	City Planner	Present

Mr. Branham called the roll. Mr. Krieger – Present, Mr. Muehleck – Present, Mr. Sant-Amour – Present, Ms. Patino – Present, Ms. Beyer – Present, and Vice-Chair Boyd - Present. With 6 members present, a quorum was established.

MINUTES

Ms. Beyer motioned to approve the minutes from the October 6, 2022, meeting with the following amendments, inclusion of Belle Tire indicating they will store tires indoors and provide bike and pedestrian access. Mr. Muechleck seconded. A voice vote was held. All ayes. The motion passed.

PUBLIC COMMENT

Vice-Chair Boyd notified those present that public comment is for items not on the agenda. No one was present to provide public comment and staff did not receive any emailed public comment.

REGULAR AGENDA

A. Z-10-22 Public hearing, review and action on a petition submitted by Habitat For Humanity of McLean County requesting approval of a Zoning Map Amendment for the property located at 1305 Bunn Street, from R-1C (Single-Family Residence) District to R-2 (Mixed Residence) District. PIN: 21-09-284-010. ***Withdrawn per request of Petitioner***.

Vice-Chair Body noted the case has been withdrawn at the request of the Petitioner.

B. Z-11-22 Public hearing, review and action on a petition submitted by Workbench Architects requesting approval of a Zoning Map Amendment for the property located at 1301 W. Washington Street, from M-2 (General Manufacturing) District to M-1 (Restricted Manufacturing) District. PIN: 21-05-328-001.

City Staff, Glen Wetterow presented the staff report with a recommendation for approval. Mr. Wetterow noted this request is to downgrade the zoning from M-2 to M-1. Mr. Wetterow stated the petitioner is making this request because they are seeking to add an additional use to the services they currently provide. The additional use is not permitted in the M-2 zoning district. Mr. Wetterow noted the character of the neighborhood has shifted from manufacturing/industrial to mixed use with residential, commercial, and light industrial (warehouse) uses. The M-1 zoning request is complementary and consistent to the existing uses in the area. The M-1 zoning is consistent with the City's Comprehensive Plan.

No questions for Staff from the Commission.

Vice-Chair Boyd opened the public hearing portion of the meeting related to this case.

Scott Swanson of Workbench Architects (234 Front Street) spoke on behalf of the project. He is acting on behalf of the owner, Mid Central Community Action (MCCA), Inc. MCCA is establishing a partnership with Heartland Community College to provide introductory courses in the trades. This is a great location to offer these services. Mr. Swanson stated the owner was surprised to find the zoning of the property was still industrial/manufacturing as it has not been utilized as such for a considerable period. MCCA utilizes the building for office purposes. The classes will be offered on the lower level of the existing building. Mr. Swanson noted there is plentiful existing parking to accommodate existing and proposed use. Mr. Swanson noted that building is likely never going to be utilized for manufacturing/industrial purposes so the downgrade in zoning to M-1 is appropriate. Lastly, Mr. Swanson noted this is partnership will result in a great asset to the community.

There were no additional comments for or against the petition.

Vice-Chair Boyd closed the public hearing portion of the meeting related to this case.

Commissioner Krieger made a motion to establish findings of fact that the proposed Zoning Map Amendment is in the public interest and not solely for the benefit of the petitioner and recommend approval of the petition.: The motion was seconded by Commissioner Muehleck.

Mr. Krieger – Yes, Mr. Muehleck – Yes, Mr. Sant-Amour – Yes, Ms. Patino – Present, Ms. Beyer – Yes, and Vice-Chair Boyd - Yes (6-0). The motion passed.

Staff noted that this case will be placed on the November 28, 2022, City Council agenda for final consideration.

C. PR-11-22 Public hearing, review and action on a petition submitted by Jayrajsinh Patel requesting approval of a Legislative Site Plan with a Variance for the property located at 1041 Wylie Drive. PINs: 14-31-353-004 and 14-31-353-005.

Mr. Branham presented the report with a recommendation for approval. He described current site conditions and details of the proposal, including the request for a Variance for site density. He noted a similar hotel development had been approved in May of the past year, directly southeast of the site. He added direct pedestrian access and bicycling parking had been provided.

Mr. Patel (11 Kilbourn Court) spoke on behalf of the project and provided additional details. He stated there was growth in the area and demand for this type of project. He stated they would be building a dual-branded Holiday Inn and Candlewood Express.

Commissioner Beyer inquired if there are any anticipated issues with parking at the site. Mr. Patel responded that they provided more parking than what was required by the Code. He stated they have provided approximately 20 additional spaces. He added that there were no banquet or meeting facilities proposed, so only guest parking spaces would be needed.

Vice-Chair Boyd inquired if staff could clarify the parking requirements. Mr. Branham stated approximately 140 spaces would be required and that 166 had been provided.

Commissioner Beyer made a motion to establish findings of fact that the subject property meets the Legislative Site Plan Review criteria in Chapter 44.17-9 of the City Code and recommend that City Council approve a Site Plan for the property located at 1041 Wylie Drive. The motion was seconded by Commissioner Krieger.

> Mr. Krieger – Yes, Mr. Muehleck – Yes, Mr. Sant-Amour – Yes, Ms. Patino – Present, Ms. Beyer – Yes, and Vice-Chair Boyd - Yes (6-0). The motion passed.

Commissioner Kreiger made a motion to establish findings of fact that the subject property meets the Variance criteria in Chapter 44, 17-9-D of the City Code recommend that the City Council approve the Variance associated with this site plan, to allow 774 square feet provided for each guest room, for the property located at 1041 Wylie Drive. The motion was seconded by Commissioner Patino.

Mr. Krieger – Yes, Mr. Muehleck – Yes, Mr. Sant-Amour – Yes, Ms. Patino – Present, Ms. Beyer – Yes, and Vice-Chair Boyd - Yes (6-0). The motion passed.

Staff noted that this case will be placed on the November 28, 2022, City Council agenda for final consideration.

D. PR-12-22 Public hearing, review and action on a petition submitted by Seneca Companies requesting approval of a Legislative Site Plan with a Variance for the property located at 1403 N. Veterans Parkway.

Mr. Branham presented the report with a recommendation for approval. He described current site conditions and details of the expansion proposal, including the request for a Variance for a shorter distance of the proposed drive-through facility to the adjacent residential district.

Vice-Chair Boyd inquired whether there were any anticipated issues with additional traffic or flow. Mr. Branham responded that the item had been preliminary reviewed by Public Works and no concerns were identified.

Jon Brehm (Hy-Vee Inc., 5820 Westown Parkway, West Des Moines, IA) spoke on behalf of the project and provided additional details regarding the proposed pick-up operation. He stated the canopy and drive-up lane are for e-commerce purposes. He added the project would protect employees from weather and provide wayfinding for customers to obtain groceries. He stated up to 16 vehicle could be accommodated under the canopy and the average waiting time for grocery pick-up is approximately 60 seconds.

Vice-Chair Boyd inquired whether Hy-Vee currently offered online pick-up options. Mr. Brehm responded yes and that the proposed project would allow for improved service to the customer and a safer environment for employees.

Commissioner Beyer inquired about the car queuing and if there was consideration to reduce the area to meet the residential setback requirement. Mr. Brehm responded that they had investigated options but ultimately needed to align the canopy with the existing door opening.

Commissioner Beyer inquired whether there were any safety concerns. Mr. Brehm responded that they do not anticipate any issues. He stated customers usually drive slow and no other traffic should be coming through this area.

Commissioner Beyer asked if the area would accommodate only smaller vehicles. Mr. Brehm responded that a box truck could fit but it is not intention to allow commercial trucks. He stated they do sometimes see recreational vehicles.

Commissioner Muehleck made a motion to establish findings of fact that the subject property meets the Legislative Site Plan Review criteria in Chapter 44.17-9 of the City Code and recommend that City Council approve a Site Plan for the property located at 1403 N. Veterans Parkway. The motion was seconded by Commissioner Krieger.

> Mr. Krieger – Yes, Mr. Muehleck – Yes, Mr. Sant-Amour – Yes, Ms. Patino – Present, Ms. Beyer – Yes, and Vice-Chair Boyd - Yes (6-0). The motion passed.

Commissioner Beyer made a motion to establish findings of fact that the subject property meets the Variance criteria in Chapter 44, 12-7-B-1 of the City Code recommend that the City Council approve a Variance associated with this site plan, to allow construction of the building at 105-feet from a Residential District, for the property located at 1403 N. Veterans Parkway. The motion was seconded by Commissioner Krieger.

> Mr. Krieger – Yes, Mr. Muehleck – Yes, Mr. Sant-Amour – Yes, Ms. Patino – Present, Ms. Beyer – Yes, and Vice-Chair Boyd - Yes (6-0). The motion passed.

Staff noted that this case will be placed on the November 28, 2022, City Council agenda for final consideration.

E. Z-13-22 Public hearing, review and action on a petition submitted by Eastview Christian Church, requesting a Zoning Map Amendment for the property located at 602 S. Main Street, from B-1 (General Commercial) District to P-2 (Public Lands and Institutions) District. PIN: 21-09-130-003.

City Staff, Mr. Wetterow presented the report with a recommendation for approval. Mr. Wetterow note this property was previously utilized by the YMCA. They have since moved and left the building vacant. Mr. Wetterow noted there is parking adjacent to the building, but there is also a parking lot across E. MacArthur Avenue that is associated with this property and the parking lot is already zoned P-2. The majority of the surrounding properties are zoned P-2 so this zoning request brings this property into alignment with the zoning of the area. Additionally, the P-2 zoning will ensure the proposed and future uses of the property are congruent with the existing neighboring uses which are predominately public/institutional uses. While this area is adjacent to a commercial corridor the uses in the area have shifted from commercial to public/institution. Mr. Wetterow noted the petitioner is making this request because the proposed use, Community Center, is not permitted within the current B-1 zoning district but is permitted in the P-2 zoning district. The YMCA was defined as a Sports and Fitness Establishment which as permitted in the B-1 zoning district. Mr. Wetterow highlighted how the proposed zoning map amendment is in alignment with the City's Comprehensive Plan and meets several of its goals and objectives.

Vice-Chair Boyd asked for clarification of the definition of a “Sports and Fitness Establishment” and a “Community Center” and their differences. Mr. Wetterow provided the two definitions and identified the differences between them. Mr. Wetterow again noted that a Community Center is not permitted in B-1 but a Sports and Fitness Establishment is.

Vice-Chair Boyd opened the public hearing portion of the meeting related to this case.

Tommy Nika of Eastview Christian Church, (1500 N. Airport Road, Normal, IL). Mr. Nika is a staff member at Eastview Christina Church, he is the Community Center Director. Mr. Nika noted that Eastview Christian Church has been working with the YMCA for roughly eight months to purchase the property. They have also been speaking with Home Sweet Home Ministries as they are located on a neighboring property and utilize the off-site parking lot associated with this property. Eastview Christian Church will continue to allow Home Sweet Home Ministries to utilize the lot for their parking needs. Mr. Nika listed partnerships they are forming to assist in the proposed projects and services they intend to offer at this location. The primary focus will be on youth outreach.

Jeremy Hayes, Executive Director of the City of Bloomington Housing, (104 E. Wood Street, Suite #1) spoke in favor of the petition. Mr. Hayes stated his organization owns and operates Woodhill Towers which is located across E. MacArthur Avenue from the property. He is supporting this request on two counts. The first count is from a land use perspective the P-2 zoning request is more appropriate than the existing B-1 zoning. When the YMCA left the location, the Housing Authority was concerned about the potential uses which might go into the site and how they might negatively impact the individuals they serve at Woodhill Towers. Secondly, his organization is supporting this request is because if the zoning amendment is approved it will result in a community partner moving into the location and thus ensuring the building does not become vacant. The Housing Authority has a longstanding partnership with Eastview Community Church. The Housing Authority supports proposed concept/use for this location.

Mr. Wetterow apologized for not stating this in his Staff Report portion of the meeting, but wanted to note that the P-2 zoning has a unique clause associated with it related to discontinuance of a use. Should the use become discontinued for the timeframe specified by the code then the zoning of the property reverts to R-1A which is a single-family zoning district. Should Eastview Christian Church or future owners cease using the property the property would revert to R-1A zoning and would likely have to be rezoned to accommodate another use on the property. The rezoning would open up public input as it would have to go before the Commission and surrounding property owners would have to be notified. This ultimately provides a level of protection to the surrounding property owners as it allows for them to have input on the uses that would go onto the property.

There were no additional individuals present to speak in favor or opposition to the petition.

Vice-Chair Boyd closed the public hearing portion of the meeting related to this case.

Commissioner Krieger made a motion to establish findings of fact that the proposed Zoning Map Amendment is in the public interest and not solely for the benefit of the petitioner and recommend approval of the petition. The motion was seconded by Commissioner Muehleck.

Mr. Krieger – Yes, Mr. Muehleck – Yes, Mr. Sant-Amour – Yes, Ms. Patino – Present, Ms. Beyer – Yes, and Vice-Chair Boyd - Yes (6-0). The motion passed.

Staff noted that this case will be placed on the November 28, 2022, City Council agenda for final consideration.

F. Z-12-22 Public hearing, review and action on a petition submitted by DKS Properties Inc, for approval of an Annexation Agreement and Zoning Map Amendment for the property located at 2318 W. Market Street. PIN: 20-01-200-012.

City Staff, Mr. Wetterow presented the report with a recommendation for approval. Mr. Wetterow noted the following case, PS-04-22, is linked as this property had been inadvertently approved as part of the Amended Preliminary Plan for Interstate Business Park. The Petitioner seeks to annex the property into the City and included it as part of the Second Amended Preliminary Plan for Interstate Business Park. Mr. Wetterow indicated the history of property, focusing on prior annexation agreements and approved preliminary plans.

Mr. Wetterow noted the neighboring zoning and uses. The property is currently zoned M-1 within the County, which is a restricted manufacturing district. This does not align with the City's Comprehensive Plan for this area. As part of the annexation of this property, the petitioner is requesting the property be zoned B-1 which is more appropriate for this location given its proximity to W. Market Street. Additionally, this zoning aligns with the City's Comprehensive Plan for the area. Mr. Wetterow noted city infrastructure is already adjacent to the property and sidewalks have already been installed according to the previously approved preliminary plans for the area. Mr. Wetterow identified the property on the original preliminary plan and the amended preliminary plan and highlight how the property was excluded in the original preliminary plan but was incorrectly included on the Amended Preliminary Plan.

Vice-Chair inquired if this case and PS-04-22 could be heard and voted on at the same time. Mr. Boyle noted that while they are linked the two matters are different and the standards for review are different so it would be beneficial to hear them as separate cases.

Vice-Chair Boyd opened the public hearing portion of the meeting related to this case.

David Armstrong, Attorney for DKS Properties Inc, (207 W Jefferson, Suite 400) spoke on behalf of the project. Mr. Armstrong thanked City Staff for their assistance in navigating this entire process as this originally started out as a Final Plat discussion. In reviewing the Final Plat submittal, it was determined by City Staff the Amended Preliminary Plan had expired and this piece of property was not within the City. Mr. Armstrong noted this request is to annex a piece of property that should have been annexed when the rest of the area was. He has not been able to find any documentation providing a reason as to why it wasn't annexed with the surrounding properties. He noted the property was erroneously included in the Amended Preliminary Plan from 15 years ago. Mr. Armstrong noted the property has access to City services and functions like it is already within the City.

There were no additional individuals present to speak in favor or opposition to the petition.

Vice-Chair Boyd closed the public hearing portion of the meeting related to this case.

Commissioner Krieger made a motion to establish findings of fact that the proposed Annexation

Agreement and Zoning Map Amendment are in the public interest and not solely for the benefit of the petitioner and recommend approval of the petition. The motion was seconded by Commissioner Muehleck.

Mr. Krieger – Yes, Mr. Muehleck – Yes, Mr. Sant-Amour – Yes, Ms. Patino – Present, Ms. Beyer – Yes, and Vice-Chair Boyd - Yes (6-0). The motion passed.

Staff noted that this case will be placed on the November 28, 2022, City Council agenda for final consideration.

G. PS-04-22 Public hearing, review and action on a petition submitted by DKS Properties Inc, requesting approval of the Second Amended Preliminary Plan for Interstate Business Park for the properties generally located near the intersection of W. Market Street and Avalon Way and along Interstate Drive. PINs: 20-01-200-010, 20-01-200-012, 20-01-200-050, and 20-01-200-051.

City Staff, Mr. Wetterow presented the report with a recommendation for approval. Mr. Wetterow noted this request is linked to Case Z-12-22. In the Amended Preliminary Plan for Interstate Business Park the property associated with Case Z-12-22 was inadvertently included even though it was not part of the City. Pending approval of Case Z-12-22, this Second Amended Plan correctly identifies this property as part of the City. Additionally, preliminary plans are only valid for three (3) years based upon City Code. They can be extended through various methods, but in this instance the Amended Preliminary Plan had expired. The owner of the properties seeks to Final Plat portions of the properties and cannot do so without an active Preliminary Plan. The Second Amended Preliminary Plan would facilitate the final platting. Mr. Wetterow noted several properties have already been final plated and thus were not identified on the Second Amended Preliminary Plan, only those properties not final platted were identified. Mr. Wetterow noted the Second Amended Preliminary Plan is in compliance with the City's Comprehensive Plan. Mr. Wetterow noted the previously approved Amended Preliminary Plan did have several waivers that were approved with it. The waivers were related to right-of-way width and location of sidewalks. The Petitioner is not asking for any additional waivers but is asking for the same waivers that were previously approved. City and private infrastructure have already been installed according to the waivers approved in the Amened Preliminary Plan. Mr. Wetterow noted Public Works staff reviewed and approved the plan as submitted and the associated waivers.

Vice-Chair Boyd opened the public hearing portion of the meeting related to this case.

David Armstrong, attorney, (207 W Jefferson, Suite 400) spoke on behalf of the project. Mr. Armstrong noted nothing changed from the Amended Preliminary Plan to the Second Amended Preliminary Plan. The Amended Preliminary Plan had expired so to final plat some property a preliminary plan had to be reinstated. This is the purpose of the Second Amended Preliminary Plan.

There were no additional individuals present to speak in favor or opposition to the petition.

Vice-Chair Boyd closed the public hearing portion of the meeting related to this case.

Commissioner Beyer made a motion to establish findings of fact that the proposed Second Amended

Preliminary Plan for Interstate Business Park conforms with the standards and purpose of the Subdivision Code and recommend approval of the petition to City Council. The motion was seconded by Commissioner Muehleck.

Vice-Chair Boyd noted he is not a fan of only having sidewalks on one side of the road but as this was already previously approved this way, he was not going to object.

Mr. Krieger – Yes, Mr. Muehleck – Yes, Mr. Sant-Amour – Yes, Ms. Patino – Present, Ms. Beyer – Yes, and Vice-Chair Boyd - Yes (6-0). The motion passed.

Staff noted that this case will be placed on the November 28, 2022, City Council agenda for final consideration.

OLD BUSINESS - None.

NEW BUSINESS – Mr. Wetterow noted City Staff would be presenting more text amendments for the Commission to review and approve at the December meeting.

ADJOURNMENT

Vice-Chair Boyd asked for a motion to adjourn. Commissioner Krieger made said motion to adjourn. The motion was seconded by Commissioner Patino. A voice vote was held, and all Commissioners responded in the affirmative. Motion passed (6-0). The meeting was adjourned at 4:52 P.M.