



PLANNING COMMISSION - REGULAR SESSION
OSBORN ROOM, 2ND FLOOR, BLOOMINGTON POLICE DEPARTMENT
305 S. EAST ST., BLOOMINGTON, IL 61701
WEDNESDAY, NOVEMBER 1, 2023, 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 for discussion are listed and voted on separately.

- A. Consideration and action to approve the Minutes of the October 4, 2023, regular meeting of the Bloomington Planning Commission. (Recommended Motion: The proposed Minutes be approved.)

5. Regular Agenda

- A. Z-13-23 - Public Hearing, review and action on a request submitted by Western Avenue Community Center, for approval of a Zoning Map Amendment from R-1C (Single-Family Residential) District to P-2 (Public Lands and Institutions) District, for the properties located at 601 N. Western Ave. and 1210 W Locust St. PINs: 21-05-252-009 and 21-05-252-016. (Recommended Motion: Motion to establish findings of fact that the proposed Zoning Map Amendment is, or is not, in the public interest, and to recommend approval or denial of the Zoning Map Amendment to the P-2 (Public Lands and Institutions) District for the subject properties.)

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.



REGULAR AGENDA ITEM NO. 4.A.

FOR PLANNING COMMISSION: November 1, 2023

WARD IMPACTED: City-Wide Impact

SUBJECT: Consideration and action to approve the Minutes of the October 4, 2023, regular meeting of the Bloomington Planning Commission.

RECOMMENDED MOTION: The proposed Minutes be approved.

STRATEGIC PLAN LINK:

Goal 1. Financially Sound City Providing Quality Basic Services

STRATEGIC PLAN SIGNIFICANCE:

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

BACKGROUND: The minutes of the meetings provided have been reviewed and certified as correct and complete by the City Clerk. In compliance with the Open Meetings Act, Council Proceedings must be approved thirty (30) days after the meeting or at the second subsequent regular meeting whichever is later. In accordance with the Open Meetings Act, Council Proceedings are available for public inspection and posted to the City's web site within ten (10) days after Council approval.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton

ATTACHMENTS:

[Draft Planning Commission Minutes 2023-10-04](#)



DRAFT MINUTES
PLANNING COMMISSION - REGULAR SESSION
WEDNESDAY, OCTOBER 4, 2023, 4:00 PM

The Planning Commission convened in regular session at 4:00 PM, October 4, 2023. called the meeting to order.

Roll Call

Attendee Name	Title	Status
Mary Ann Cullen	Commissioner	Present
Mark Muehleck	Commissioner	Present
David Lewis	Commissioner	Present
Justin Boyd	Commission Chair	Present
Brady Sant Amour	Commissioner	Absent
Thomas Krieger	Commissioner	Present
Anna Patino	Commissioner	Present
Goverdhan Galpalli	Commissioner	Present
Jackie Beyer	Commission Vice Chair	Present
William Peradotti	Commissioner	Present

Staff present included: Kelly Pfeifer, Assistant Economic & Community Development Director; Jon Branham, City Planner; Alissa Pemberton, City Planner; John Myers, Assistant City Planner; and George Boyle, Assistant Corporation Counsel.

Public Comment

No public comment was provided.

Consent Agenda

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

Item 4.A. Consideration and action to approve the Minutes of the July 5, 2023, regular meeting of the Bloomington Planning Commission.

Commissioner Krieger made a motion, seconded by Commissioner Beyer, to approve the consent agenda.

Roll call.

AYES: Commission Chair Boyd; Commissioner Lewis; Commissioner Krieger; Commissioner Muehleck; Commissioner Peradotti; Commission Vice Chair Beyer; Commissioner Galpalli; Commissioner Patino; Commissioner Cullen

Motion passed.

Regular Agenda

The following item was presented:

Item 5.A. PS-01-23 - Public Hearing, review and action on a request submitted by Wittenberg Woods II, LLC, for approval of an Amended Preliminary Plan for Wittenberg Woods at Prairie Vista, for the property generally located at the northwest corner of Lutz Road and S. Morris Avenue, consisting of approximately 12.15 acres (PIN: 21-17-451-005).

Ms. Pemberton presented the Staff Report, with recommendation for approval. She noted the Amended Preliminary Plan conforms with the standards of the Subdivision Code and complies with the Official Comprehensive Plan. She noted that any construction plan details and items will require additional review and final approval as part of the platting and construction phases.

Commission Vice Chair Beyer asked for clarification about the number of lots versus the number of proposed units. Ms. Pemberton clarified the number of proposed housing units, specifically in the Single-Family Attached Dwellings portion of the Amended Plan.

Commission Chair Boyd inquired about sidewalk connectivity and nearest bus stop. Ms. Pemberton identified sidewalk connectivity to Witten Woods Drive to the north, and Handel Drive to the west. She noted there is currently limited bus service in the area.

Chair Boyd inquired about changes between the original Preliminary Plan and the Amended Preliminary Plan. Ms. Pemberton explained the original Preliminary Plan noted the subject area as “Future Phase”, but the Annexation Agreement discussed the type and character of homes that will be present throughout the development.

Commission Vice Chair Beyer inquired about the group of properties that back up to S Morris Avenue and questioned if they are protected from the road. Staff explained there is a five (5) foot No-Access area along S. Morris Avenue, but visual buffering is not required; future property owners will be responsible for any desired vegetative buffering.

Neil Finlen, Applicant (2709 McGraw Drive), provided additional background on the project. He explained there will be a sidewalk connection through the apartment complex. Regarding public transit, he stated they have met with Connect Transit representatives to discuss connectivity. Mr. Finlen described the proposed dwelling units in more detail. He stated construction will likely begin in spring. He explained that stormwater detention is planned and will not negatively impact adjacent areas.

Steve Calhoun, Resident (1008 Gerike Way), inquired about intentions for the area behind the farmhouse, the type of stormwater detention, and sidewalk connectivity.

Chair Boyd asked Mr. Finlen to respond to the questions raised by the previous testimony.

Mr. Finlen explained the detention will be a dry bottom and will be maintained by the apartment complex. He stated the area behind the farmhouse will be open area/grass

and will also be maintained by the apartment complex. He was unsure how the sidewalk will connect to Lutz but confirmed it will connect to existing sidewalk to the north.

Chair Boyd closed the public hearing.

Commissioner Krieger made a motion, seconded by Commissioner Muehleck, to establish findings of fact that the Amended Preliminary Plan does conform with the standards of the Subdivision Code and the Official Comprehensive Plan and to recommend approval of the Preliminary Plan, with a note that any construction plan items and details included in the submission will require additional review and final approval as part of the platting and construction phase(s).

AYES: Commission Chair Boyd; Commissioner Lewis; Commissioner Krieger; Commissioner Muehleck; Commissioner Peradotti; Commission Vice Chair Beyer; Commissioner Galpalli; Commissioner Patino; Commissioner Cullen
Motion passed.

The following item was presented:

Item 5.B. Z-12-23 - Public hearing, review and action on a request submitted by Carl Müller and Sara Müller, for approval of an Annexation Agreement and Zoning Map Amendment for the subject property, from County R-1 (Single-Family Residential) District to City R-1A (Single-Family Residence) District, pertaining to property commonly known as 1420 Six Points Road (PIN: 21-17-126-001), consisting of approximately 1.5 acres.

Ms. Pemberton presented the Staff Report and recommended approval of the proposed Annexation Agreement and Zoning Map Amendment. She noted that the applicant requested to be zoned as R-1A (Single-Family Residence) District, however this would result in the creation of a non-conforming property upon Annexation, due to existing lot width and primary structure setback. During the presentation, Ms. Pemberton included additional information on the Right-of-Way plat as well as R-1A (Single-Family Residence) District versus R-1B (Single-Family Residence) District zoning. Ms. Pemberton explained that Staff's recommendation is to approve a modified Zoning Map Amendment to R-1B, rather than R-1A as originally proposed.

Commissioner Lewis inquired about the cost of annexation to the City of Bloomington. Ms. Pemberton responded there will be costs related to development in the area, whether the property is annexed or not, based on possible street widening and other public improvements. She also explained the Applicant is responsible for fees for annexation and tap-on, and there are no incentives requested as part of the Agreement.

Commissioner Galpalli inquired about the difference between R-1A versus R-1B zoning. Ms. Pemberton responded with the difference in requirements and intent of each zone.

Commission Vice Chair Beyer asked why there is a difference in request. Ms. Pemberton stated the Applicant requested the minimum single-family zoning which would allow beneficial use of the property within the City. which is the R-1A zoning.

Commission Vice Chair Beyer inquired about other nonconforming properties and what nonconformities exist for the subject property. Mrs. Pemberton stated there are many nonconforming lots within Bloomington due to zoning code updates and the subject property would be nonconforming in R-1A due to lot width and structure setback.

Commissioner Beyer made a motion, seconded by Commissioner Cullen, to establish the findings of fact that: 1) the request for approval of a proposed Zoning Map Amendment to a Single-Family Residence Zoning District is in the public interest and not solely for the benefit of the petitioner, 2) an amendment to the R-1A (Single-Family Residence) District, as requested, would result in the creation of non-conforming property upon Annexation, due to existing lot width and primary structure setback, and 3) an amendment to the R-1B (Single-Family Residence) District would be more appropriate, considering both the subject property and character of development in the area; and to recommend approval of a Zoning Map Amendment to the R-1B (Single-Family Residence) District for the subject property.

AYES: Commission Chair Boyd; Commissioner Lewis; Commissioner Krieger; Commissioner Muehleck; Commissioner Peradotti; Commission Vice Chair Beyer; Commissioner Galpalli; Commissioner Patino; Commissioner Cullen.

Motion passed.

Commissioner Patino made a motion, seconded by Commissioner Muehleck, to establish the findings of fact that the request for approval of the proposed Annexation Agreement is in the public interest and not solely for the benefit of the petitioner and to recommend approval of the request, with the Condition that the Agreement be amended to assign zoning of the “R-1B (Single-Family Residence) District” upon Annexation.

AYES: Commission Chair Boyd; Commissioner Lewis; Commissioner Krieger; Commissioner Muehleck; Commissioner Peradotti; Commission Vice Chair Beyer; Commissioner Galpalli; Commissioner Patino; Commissioner Cullen.

Motion passed.

New Business

Commissioner Mary Ann Cullen introduced herself and stated she is excited to serve.

Commission Chair Boyd expressed concern with parking surrounding the regular meeting location and asked Staff to investigate possible alternative meeting spaces.

Adjournment

Commissioner Krieger made a motion, seconded by Commissioner Beyer, to adjourn.
Roll call.

AYES: Commission Chair Boyd; Commissioner Lewis; Commissioner Krieger; Commissioner Muehleck; Commissioner Peradotti; Commissioner Vice Chair Beyer; Commissioner Galpalli; Commissioner Patino; Commissioner Cullen

Motion carried (viva voce).

DRAFT

MEETING MINUTES

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

WEDNESDAY OCTOBER 4, 2023

Page | 4

The Meeting Adjourned at 4:40PM

CITY OF BLOOMINGTON

Commission Chair, Justin Boyd

Staff Liaison, Alissa Pemberton

DRAFT



REGULAR AGENDA ITEM NO. 5.A.

FOR PLANNING COMMISSION: November 1, 2023

WARD IMPACTED: Ward 7

SUBJECT: Z-13-23 - Public Hearing, review and action on a request submitted by Western Avenue Community Center, for approval of a **Zoning Map Amendment** from R-1C (Single-Family Residential) District to P-2 (Public Lands and Institutions) District, for the properties located at 601 N. Western Ave. and 1210 W Locust St. PINs: 21-05-252-009 and 21-05-252-016.

RECOMMENDED MOTION: Motion to establish findings of fact that the proposed Zoning Map Amendment is, or is not, in the public interest, and to recommend approval or denial of the Zoning Map Amendment to the P-2 (Public Lands and Institutions) District for the subject properties.

STRATEGIC PLAN LINK:

Goal 4. Strong Neighborhoods

Goal 5. Great Place - Livable, Sustainable City

STRATEGIC PLAN SIGNIFICANCE:

Objective 4c. Preservation of property/home valuations

Objective 5b. City decisions consistent with plans and policies

BACKGROUND: The Applicant seeks approval of a Zoning Map Amendment to make two additional properties, already owned and used by the Western Avenue Community Center, consistent with the zoning and usage of the primary Community Center (CC) property at 600 N. Western Avenue. The change would facilitate expansion of the primary CC site resulting in increased service provision for the community.

Summary of Request:

- The subject properties were purchased in 2021, at the same time as the primary CC parcel which is zoned P-2.
- The subject properties have been tax-exempt since at least 2018, as is the primary CC parcel.
- Should an appropriate public use cease for more than 18 months the property would automatically revert to R-1A (Single-Family Residence) District zoning, which would not be detrimental to surrounding properties (§ 44-705A).
- Site constraints (primarily size and limited availability of on-street parking) limit the potential for any P-2 authorized use not associated with the Community Center.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Notice was published in The Pantagraph on Monday, October 16, 2023. Courtesy notices were mailed to 78 property owners within 500 feet of the subject property.

FINANCIAL IMPACT: The proposed Zoning Map Amendment will result in consistency for a local non-profit property owner, allowing them to make more comprehensive and coordinated use of their properties to serve the local community.

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton

ATTACHMENTS:

[Z-13-23 - Staff Report](#)

TO: Planning Commission

FROM: Economic & Community Development Department

DATE: November 1, 2023

CASE NO: Z-13-23, Zoning Map Amendment

REQUEST: Public hearing, review and action on a request submitted by Western Avenue Community Center, for approval of a Zoning Map Amendment from R-1C (Single-Family Residential) District to P-2 (Public Lands and Institutions) District, for the properties located at 601 N. Western Ave. and 1210 W. Locust St. PINs: 21-05-252-009 and 21-05-252-016.

BACKGROUND

Request

The Applicant seeks approval of a Zoning Map Amendment to make two additional properties—already owned and use by the Western Avenue Community Center—consistent with the zoning and usage of the primary Community Center (CC) property at 600 N. Western Avenue.

Property Characteristics

The subject property consists of two parcels that, combined, consist of approximately 0.52 acres at the southeast corner of N. Western Avenue and W. Locust Street in the Park & Phelps Addition to Bloomington. The properties are improved with a playground and accessory parking lot. Both lots, and uses thereon, are currently legal and conforming. The subject properties were purchased by the Applicant in 2021, at the same time as the primary CC parcel which is already zoned P-2. The subject properties have been tax-exempt since at least 2018, as is the primary CC parcel.

Notice

The application was filed in conformance with applicable procedural and public notice requirements. Notice was published in *The Pantagraph* on Monday, October 16, 2023. Courtesy notices were mailed to 78 property owners within 500 feet of the subject property.

Surrounding Zoning and Land Uses

	Zoning	Land Uses
North	R-1C (Single-Family Residence)	Place of Worship
South	R-1C (Single-Family Residence)/M-1 (Restricted Manufacturing)	Single-Family Dwellings/Outdoor Storage/Trade & Construction Services
East	R-1C (Single-Family Residence)	Single-Family Dwellings
West	P-2 (Public Lands & Institutions)	Community Center

ANALYSIS

Comparison of Existing and Proposed Districts

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

The R-1C Residence District is intended to provide primarily for the establishment of areas of

higher density single-family detached dwelling units while recognizing the potential compatibility of two-family dwelling units as special uses. Densities of approximately eight dwelling units per acre are allowed. This district may be applied to newly developing areas as well as the older residential areas of the City where larger houses have been or can be converted from single-family to two-family residences to extend the economic life of these structures and allow the owners to justify the expenditures for repairs and modernization (§ 44-401C).

Proposed Zoning: P-2 (Public Lands and Institutions) District

The intent of this P-2 Public Lands and Institutions District is to allow for the establishment and maintenance of public uses, publicly-regulated uses and private uses that display an inherent relationship to the public interest. The creation of such a district shall be provided for parcels of substantial size where such community serving uses are necessary in order that adequate community services may be rendered and where, through proper site selection and planning, such uses are compatible with the surrounding area (§ 44-701B).

Compliance with the Comprehensive Plan

The proposed Zoning Map Amendment contributes to Goal N-1 (Ensure compact development of the City through denser, mixed-use developments and reinvestment in the established older neighborhoods), Objectives N-1.2 (Prioritize, with urgency, the revitalization of the neighborhoods in the Regeneration area), N-1.2b (Continue to implement the West Bloomington Revitalization Strategic Plan adopted in 2010 and utilize it as the framework for the Regeneration area), and N-1.2i (Recognize the importance of programming to create a sense of community within the neighborhoods and support organizations that offer such programs); EDU-2 (Provide life-long skills and learning opportunities for all by investing in excellent schools, colleges and continuous education), Objective EDU-2.3 (Strengthen job training programs for low-skilled workers); and Goal HL-5. (Provide access to healthy foods and promote food security to build community), Objective HL-5.3 (Facilitate consumption of healthy, affordable, locally produced food for all residents).

The 2035 Comprehensive Plan's Future Land Use map identifies this area as Low Density Residential. The Land Use Priorities map does not identify these properties.

STANDARDS FOR REVIEW

The Planning Commission shall hold at least one public hearing on any proposed Zoning Map Amendment and report to the Council its findings of fact and recommendations. Recommendations shall be made upon the determination that the Map Amendment is in the public interest and not solely for the benefit of the applicant, based upon considering the factors listed in § 44-1706E(2)(a) and discussed below.

Request for Zoning Map Amendment for R-1C to P-2

1. The suitability of the subject property for uses authorized by the existing zoning.

Uses permitted within the R-1C (Single-Family Residence) District are residentially oriented and are appropriate near other residential uses in the vicinity; uses supportive of residents are also occasionally appropriate in and near this District. However, the existing neighborhood is structured more like an R-D (Downtown Neighborhood Residence) District neighborhood, given the proximity to commercial and manufacturing uses, as well as interspersed Religious, Institutional, and Recreational uses. In addition, the lots in the area are frequently non-conforming for width, and commonly nonconforming for area as well. The same block as the subject properties also holds six lots with non-conforming widths (1200-1204 W. Locust St., 602 & 604 N. Morris Ave, and 1205 W.

Mulberry St.), four of which also have non-conforming areas (1200-1204 W. Locust St. and 1205 W. Mulberry St.). The appropriateness of the R-1C District is questionable for this area, in general.

2. The length of time the property has remained vacant as zoned considered in the context of land development in the area.

The properties are not vacant; they are improved with a Parks and Recreation Use, and accessory parking, which is appropriate for the current or proposed zoning.

3. The suitability of the subject property for uses authorized by the proposed zoning.

The Applicant has been serving the local community for close to 100 years and has been operating in the current location since 1981; the use is already part of the fabric of the neighborhood with no detrimental effects to the surrounding properties or communities. The properties can be appropriately served by water, sewer, and transportation, and an evaluation and accommodation for stormwater detention will be required for any future development that results in site changes.

Should an appropriate public use cease for more than 18 months the property would automatically revert to R-1A (Single-Family Residence) District zoning, which would not be detrimental to the surrounding single-family dwelling properties (§ 44-705A).

4. The existing land uses and zoning of nearby property.

The land uses and zoning of the most proximate properties are low- to moderate-density residential and/or low intensity industrial, interspersed with other similar Institutional and Religious uses.

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

The proposed Zoning Map Amendment is a win-win for the Applicant and the public. The intended redevelopment of the playground into additional parking would not be permitted under the current zoning but would facilitate expansion of the primary CC location, resulting in increased service provision for the community. Site constraints (primarily size and limited availability of on-street parking) limit the potential for any P-2 authorized use not associated with the Community Center.

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

The properties have existing, sufficient frontage on W. Locust Street, N. Western Avenue, and W. Mulberry Street, in addition to access from a rear alley that splits the two properties east-to-west.

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

Any new development will be required to meet any relevant requirements for stormwater management.

8. The extent to which adequate services (including but not limited to fire and police protection,

schools, water supply, and sewage disposal facilities) are available or can be reasonably supplied to serve the uses permitted in the proposed zoning classification.

The properties are already served by Bloomington fire and police protection, and BNWRD; they are already exempt under the taxing authorities of CUSD 87, Heartland Community College, Bloomington City Library, so change to public zoning will not negatively impact those entities.

9. The extent to which property values are diminished by the particular zoning restriction.

Property values are unlikely to be diminished by the Map Amendment since the existing use is planned to continue, and a sunset provision exists should it ever cease.

10. Whether a Comprehensive Plan for land use and development exists, and whether the ordinance is in harmony with it.

The Comprehensive Plan's Future Land Use map identifies this area as Low Density Residential. The Land Use Priorities map does not identify these properties, as they are already built.

11. Whether the City needs more of the types of uses allowed in the proposed district.

The intent of this P-2 Public Lands and Institutions District is to allow for the establishment and maintenance of public uses, publicly-regulated uses and private uses that display an inherent relationship to the public interest (§ 44-701B).

STAFF RECOMMENDATION

Staff additionally finds that the proposed Zoning Map Amendment is in the public interest and not solely for the benefit of the applicant, after reviewing the relevant factors for consideration, and recommends the Planning Commission take the following action(s):

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 application, **and to recommend approval** of the Zoning Map Amendment to the P-2 (Public Lands and Institutions) District for the subject properties.

Respectfully submitted,
Alissa Pemberton
City Planner

Attachments:

1. Zoning Map
2. Aerial Image
3. Ground-Level View(s)
4. Neighborhood notice map

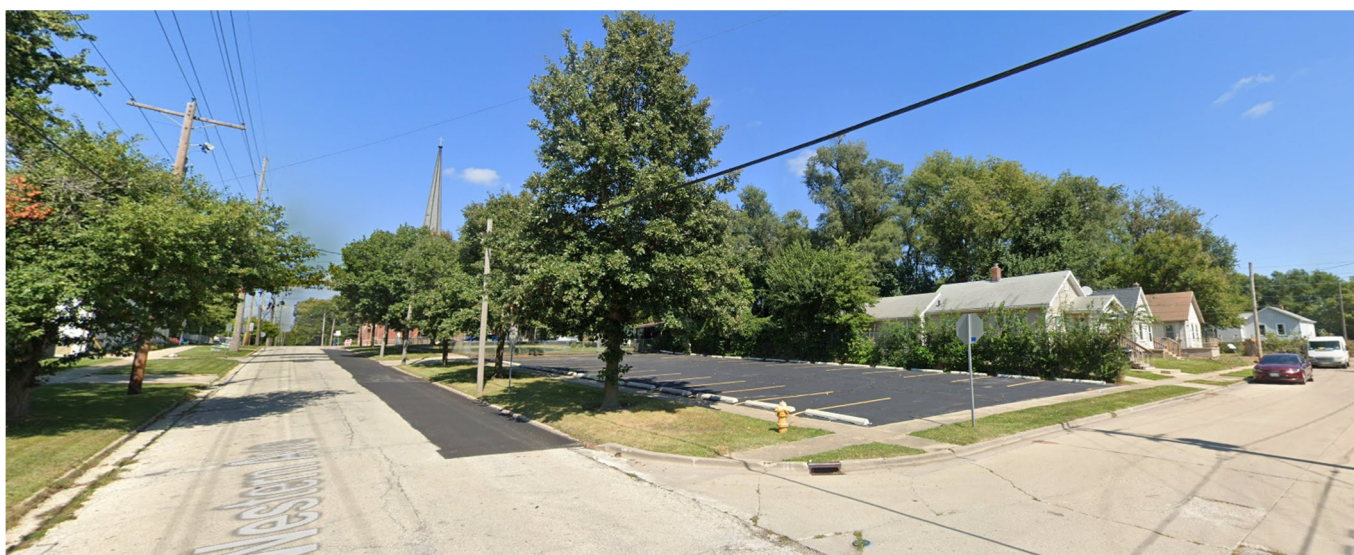
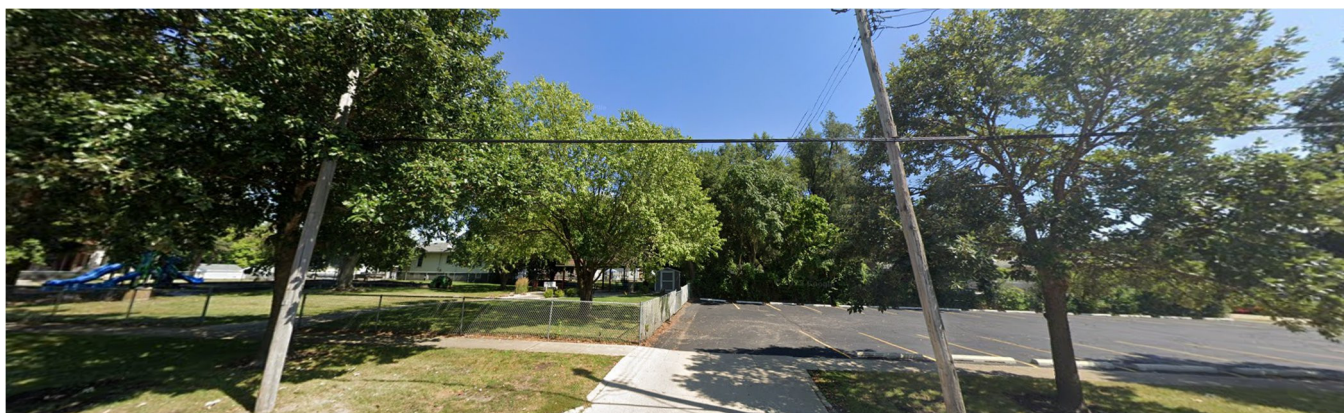
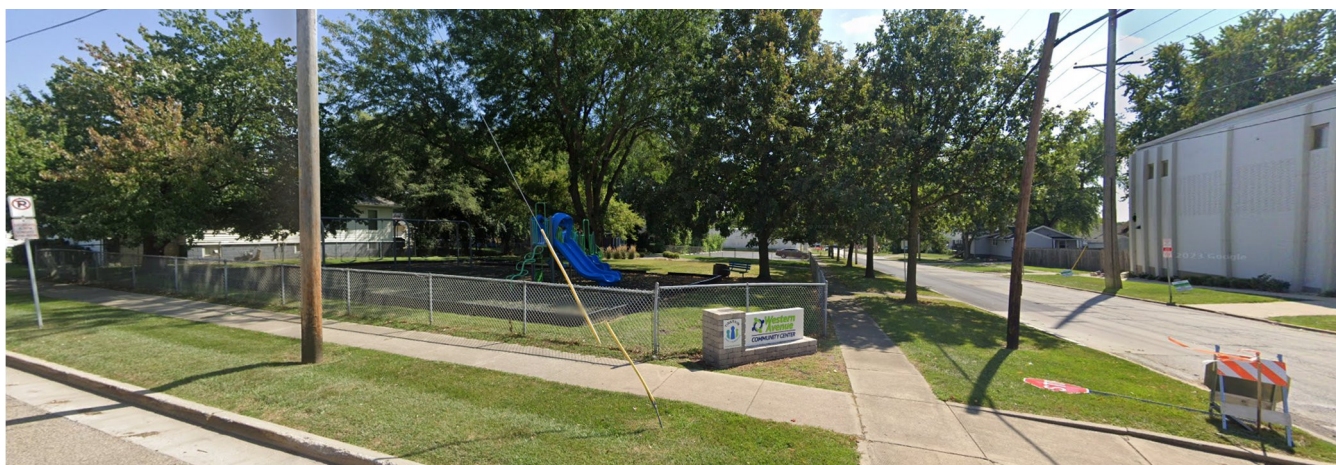
Attachment 1 - Zoning Map



Attachment 2 - Aerial Image



Attachment 3 - Ground-Level View(s)



Attachment 4 - Neighborhood Notice Map

