



FINAL
MINUTES

PUBLISHED BY THE AUTHORITY OF
THE PLANNING COMMISSION OF BLOOMINGTON, ILLINOIS
WEDNESDAY, OCTOBER 28, 2020, 4:00 P.M.
WWW.CITYBLM.ORG/LIVE

This meeting was conducted under Governor Pritzker's Executive Order 2020-07, Section 6 implemented in response to COVID-19, which suspended in-person attendance under the Open Meeting Act, 5 ILCS 120.

The Planning Commission convened in Regular Session virtually via Zoom conferencing with City Planner Katie Simpson, Chairperson Megan Headean and Commissioner Justin Boyd in-person in City Hall's Council Chambers at 4:03 p.m., Wednesday, October 28, 2020. The meeting was live streamed to the public at www.cityblm.org/live. The meeting was called to order by Chairperson Headean.

Roll Call

Attendee Name	Title	Status
Ms. Megan Headean	Chair	Present
Mr. Tyson Mohr	Vice Chair	Present
Mr. Justin Boyd	Commissioner	Present
Mr. Thomas Krieger	Commissioner	Present
Ms. Megan McCann	Commissioner	Present
Mr. Mark Muehleck	Commissioner	Present
Mr. David Stanczak	Commissioner	Present
Ms. Sheila Montney	Commissioner	Present
Mr. John Danenberger	Commissioner	Present
Mr. George Boyle	Assistant Corporate Counsel	Present
Mr. Craig McBeath	Information Systems Director	Present
Ms. Katie Simpson	City Planner	Present
Ms. Melissa Hon	Economic & Community Development Director	Present

COVID-19

Chairperson Headean explained that this meeting was being held virtually via live stream pursuant to the gubernatorial executive order 2020-07, Section 6. Public comment was accepted until 15 minutes before the start of the meeting. Written public comment must have been emailed to publiccomment@cityblm.org and those wishing to speak live must have registered at <https://www.cityblm.org/register> at least 15 minutes prior to the meeting. City Hall was open to the public with limited occupancy.

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Public Comment

Chairperson Headean opened the floor for public comment. None.

Minutes

The Commission reviewed the minutes from the October 14, 2020 regular meeting of the Bloomington Planning Commission. Corrections were brought forth by the commission.

Vice Chairperson Mohr made a motion, seconded by Commissioner Boyd, that the amended minutes with the corrections noted from the October 14, 2020, meeting be approved. Roll call vote:

AYES: Krieger; McCann; Vice Chairperson Mohr; Stanczak; Montney; Boyd; Muehleck; Danenberger

NAYS: None

ABSTAIN: Chairperson Headean

Motion carried.

Regular Agenda

- A. PR-10-20** Public Hearing, review and action on an application submitted by ALDI Inc. (1 Aldi Drive Dwight, IL 60420) for a site plan review and to allow for new construction of a grocery store at the northeast corner of the intersection of Ireland Grove Road and S. Mercer Ave.. (Ward 8)

Chairperson Headean introduced the case and asked for staff presentation.

Ms. Simpson presented the staff report and stated staff is in favor of the site plan review for the proposed future Aldi store. An aerial & zoning map were presented to the commission. An overview of the zoning of the area was provided. The area is developed with commercial and retail use. Staff indicated the proposed use is compatible with surrounding uses and allowed in B-1 zoning district.

Ms. Simpson noted, this is part of the Parkway Village plan current development. Applicant will have to final plat and will do so after Council approves the site plan.

Staff reviewed the site plan with the zoning ordinance and found it complies.

Ms. Simpson highlighted a few elements which are the following:

- a) bus access b) vehicle charging stations c) bicycle parking d) and dumpster screening.

Ms. Simpson reviewed intersection and traffic flow options stating that City Engineers do not have any concerns at this time. The majority of traffic comes from State Farm where Ireland Grove Road is heavily traveled throughout the week but not as much on the weekend.

Ms. Simpson reviewed proposed building plans and materials stating that the building materials are compatible with buildings of adjacent properties.

In reviewing the Comprehensive Plan, staff identified this project as a Tier 1

Infill, redevelopment opportunity along a major commercial corridor. The project will utilize existing infrastructure and allows an additional grocery option on the south side of Bloomington.

Ms. Simpson stated the project meets the standards for a legislative site plan review as presented and described.

Questions by Commission for staff: None

Chairperson Headean opened the public hearing. Chairperson Headean swore in Kyle Wood, MS Consultants. Mr. Wood thanked Ms. Simpson for her presentation of the project and stated that this project has been in discussion for the last two years. Mr. Wood confirmed he is the engineer & architect for Aldi. Mr. Wood stated this area would benefit the residents on the south side of Bloomington.

There were no additional persons to speak for or against the petition. Chairperson Headean closed the public hearing.

Chairperson Headean reviewed the two motions needed by the commission for this case: 1) Findings of fact and 2) Approval of the site plan

Commissioner Stanczak made a motion, seconded by Commissioner Muehleck, to accept the Findings of fact as presented in the staff report. Roll call vote:

AYES: Stanczak; Daneberger; Boyd; Muehleck; Krieger; Mohr; McCann; Montney & Chairperson Headean

NAYS: None.

Motion carried.

Commissioner Muehleck made a motion, seconded by Commissioner Krieger to recommend City Council approve the Aldi site plan. Roll call vote:

AYES: Stanczak; Daneberger; Boyd; Muehleck; Krieger; Mohr; McCann; Montney & Chairperson Headean

NAYS: None.

Motion carried.

Ms. Simpson anticipates the case would go before City Council on November 23, 2020.

- B. Z-23-20 Public Hearing, review and action on a text amendment to the Bloomington Zoning Ordinance, Chapter 44 of the Bloomington City Code, establishing the R-D, Downtown Residence District.**

Chairperson Headean introduced the case and asked for presentation from Jackie Wells of Houseal Lavinge.

Ms. Wells shared an overview of the project, history and recommendations of the R-D District. The presentation included both the text & map amendment to the Bloomington Zoning Ordinance establishing the R-D, Downtown Residence District. Ms. Wells shared information as to why the R-3B District was analyzed, stating during the Zoning Ordinance

update process concerns were brought forth regarding the R-3B. The Planning Commission recommended that the Zoning Ordinance be approved with further study of the R-3B around the downtown and Council adopted in 2019 a resolution initiating the study.

Ms. Wells mapped out the R-3B Zoning District Analysis and identified action taken:

- A) Review of existing policy gathering information from Bring it on Bloomington!, West Bloomington Neighborhood Plan & Dimmit's Grove Neighborhood Plan
- B) Map of regeneration & preservation plan
- C) Original District Purpose Statement from the 1960's noting seventy (70) dwelling unit per acre, highly concentrated multiple-family development
- D) 2018 Purpose District - Current mixed of residential types, due to the lack of policy direction the maximum density of seventy (70) dwelling units per. This concerned residents most.
- E) Overview of parcels identified
- F) Community Outreach was conducted with 2 workshops : 1) Regeneration & 2) Preservation area for input to vision of the neighborhoods

Ms. Wells reviewed the recommended policy direction and reviewed the properties that would be impacted the new map amendments.

Ms. Wells reviewed the purposed statement for the R-D Downtown Neighborhood Residence District, the intent, the alignment with current development and support for historic character.

Presentation included comparison on the existing R-3B Multi-Family Residence District and the proposed R-D Downtown Residence District. Highlights shared that the R-3B does allow up to 70 dwelling units per acre while the proposed R-D would allow up to 43 dwelling units per acre.

Continued presentation of recommended amendments included dimensional standards for both districts stating the R-3B is typical Euclidean zoning district and that the properties located by the downtown pose unique development not fitting into that type district. The R-D standards measure on a block average. It is recommended that design guidelines be included, allowing for conditional use of offices and multifamily dwellings.

Visual models where presented with existing and potential development pointing out the R-D is more in line what the existing buildings on the properties making the growth more in line with current development.

Ms. Simpson stated that there was a public Q & A held on October 27, 2020 with two sessions available to the public. Members of the public attended and asked questions of the staff and consultants. These sessions were live streamed on YouTube and available for viewing.

Ms. Simpson presented the email from Karen Schmidt & John Elterich.

Questions, from Ms. Schmidt's email were addressed, stating that Dimmit's Grove is currently broken into two zoning districts R-3B & R-2. The properties have been identified for the R-3B to R-D included in the study area. The R-2 will remain as R-2 as not part of the focus of the scope of the analysis for the R-3B to R-D.

Discussion continued with the Commission and consultants as to non-conforming lots, design standards, spot zoning & district rezoning.

Additional question from Karen Schmidt's email was to the number of uses permitted in the R-D and it was identified that the uses are already permitted in the R-3B District. Commercial uses are the same with the exception of office conversions. It was asked of the consultants if eating establishments would be considered. Based on residence input and existing uses, they would not be considered with the recommendation.

John Houseal, Houseal Lavigne introduced himself. Mr. Houseal discussed non-conformity of potential rezoning. The rezoning approach would create non-conforming over the balance of the neighborhood. When establishing a new zoning, it is standard practice to take a balanced approach while keeping the character of an established neighborhood.

It was noted that the Planning Commission did have extensive conversations and extensive review with the direction to take when creating the scope of work to be presented to Housel Lavigne with focus on the areas that wouldn't create the non-conformity.

Types of non-conformity were discussed as being measured in the lot, building and use.

Ms. Simpson presented the email from Greg Koos. Mr. Koos stated support of the R-D proposal.

Continued discussion involved the definition of missing middle option and Euclidian zoning as referenced in Ms. Wells's presentation.

Additional discussion involved comments (footnote) on the table of permitted uses: 1) accessory dwelling units & 2) Clothing care and impacts on the community. A drycleaner & coin laundry should be considered separately.

Chairperson Headean opened the public hearing.

Chairperson Headean swore in Mark Kudrys for the record and was present at City Hall.

Mr. Kudrys state he owns properties that would be affected by the new R-D District and had questions for the staff and consultants. Questions and discussion ensued development of the area, R-D proposal generating new development, TIF incentives possibilities, Historic Preservation grants, existing structures to remain, promote uses and development would be compatible with current structures, investment of the neighborhood.

Mr. Kudrys questioned the permitting process with the area being more conforming. City staff would meet with petitioner and discuss setbacks and existing block. As an owner of an owner of Commercial property, discussion included potential residential options would increase.

Commissioner Mohr excused himself from the meeting. George Boyle asked to recess until all members are present. Mr. Boyle reviewed motions needed by the Commission.

Chairperson Headean swore in Brad Williams for the record. Mr. Williams testified that has been a resident for 41 years Dimmit's Grove. The area is mostly single-family homes. He would like the neighborhood to maintain the existing integrity with the recommendation. There is a lot of diversity in the neighborhood and that is part of the charm & fabric of the neighborhood. Mr. Williams stated that he has concerns with permitted uses and is not fully on board with the R-D recommendation.

Commission questions for Mr. Williams. None

Chairperson Headean swore in Andrew Hunt for the record. Mr. Hunt stated he is a property owner that would be impacted and changed to R-2 zoning. His property is located on the northeast corner of area and currently zoned R-3B. If rezoned to R-2 it would create a non-conforming situation for his property. Mr. Hunt asked the commission to exclude the properties from the recommend map amendment and keep as R-3B

Commission & staff clarified the properties that would be affected in Mr. Hunt's statement.

Staff is supportive of keeping the parcels as R-3B. Ms. Simpson referred to the meeting packet and exhibit B as to the addresses of the said properties.

There were no additional persons to speak for or against the petition. Chairperson Headean closed the public hearing.

There was continued discussion by the Commission and motion review & recommendation.

Commissioner Mohr made a motion, seconded by Commissioner Stanczak that the finding of fact of the text amendment is in the public's best interest. Roll call vote:

AYES: Stanczak; Daneberger; Boyd; Muehleck; Krieger; Mohr; McCann; Montney & Chairperson Headean

NAYS: None.

Motion carried.

Commissioner Krieger made a motion, seconded by Commissioner Stanczak recommending City Council adopt the proposed text amendment. Roll call vote:

AYES: Stanczak; Daneberger; Boyd; Muehleck; Krieger; Mohr; McCann; Montney & Chairperson Headean

NAYS: None.

Motion carried.

C. Z-24-20 Public Hearing, review and action on map amendments to the Official Zoning Map for properties in the City of Bloomington impacted by the creation of the R-D District.

Chairperson Headean introduced the case and explained that both the text amendment and the map amendment were presented together by Housel Lavine along with the public comment portion.

Chairperson Headean opened up public hearing, there were no additional persons registered to speak in favor or against. Chairperson Headean closed the public hearing.

Commission Boyd made a motion, Seconded by Commission Mohr to accept the Findings of fact in the public's best interest.

Commission Krieger left the meeting at 5:29 pm

Commission Boyd retracted motion.

Commissioner Boyd made a motion, seconded by Commission Mohr to exclude the following addresses from the map amendment and to leave as R-3B: 506,508,608 & 510 E. Locust Street. Roll call vote:

AYES: Stanczak; Daneberger; Boyd; Muehleck; Mohr; McCann; Montney & Chairperson Headean

NAYS: None.

Motion carried.

Commission discussion confirmed that the properties would remain as R-3B and not rezone to R-2.

Commissioner Boyd made a motion, seconded by Commissioner Stanczak that the Findings of fact are in the public's best interest. Roll call vote:

AYES: Stanczak; Daneberger; Boyd; Muehleck; Mohr; McCann; Montney & Chairperson Headean

NAYS: None.

Motion carried.

Commissioner Boyd made a motion, seconded by Commissioner Muehleck recommending to City Council the approval of the map amendments with the exceptions previously stated.

AYES: Stanczak; Daneberger; Boyd; Muehleck; Mohr; McCann; Montney & Chairperson Headean

NAYS: None.

Motion carried.

OLD BUSINESS - None

NEW BUSINESS

A. Approve 2021 meeting dates

Commissioner Boyd made a motion, seconded by Commissioner Mohr to approve the 2020 Planning Commission meeting dates. Roll call vote:

AYES: Stanczak; Daneberger; Boyd; Muehleck; Mohr; McCann; Montney & Chairperson Headean

NAYS: None.

Motion carried.

ADJOURNMENT

Commissioner Stanczak made a motion, seconded by Commissioner Boyd, that the meeting be adjourned.

Motion carried (viva voce)

The meeting adjourned at 5:40 pm.

CITY OF BLOOMINGTON

ATTEST

Chairperson Megan
Headean

Katie Simpson, City Planner