<u>FINAL</u>
MINUTES
PUBLISHED BY THE AUTHORITY OF
THE PLANNING COMMISSION OF BLOOMINGTON, ILLINOIS
WEDNESDAY, OCTOBER 14, 2020, 4:00 P.M.
[WWW.CITYBLM.ORG/LIVE](http://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, Vice Chairperson Tyson Mohr and Commissioner Justin Boyd in-person in City Hall's Council Chambers at 4:00 p.m., Wednesday, October 14, 2020. The meeting was live streamed to the public at www.cityblm.org/live. The meeting was called to order by Vice Chairperson Mohr.

Roll Call

Attendee Name	Title	Status
Ms. Megan Headean	Chair	Absent
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	Interim Information Systems Director	Present
Ms. Katie Simpson	City Planner	Present
Ms. Melissa Hon	Economic & Community Development Director	Present

COVID-19

Vice Chairperson Mohr 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. No one from the public attended the meeting in person.

Public Comment

Vice Chairperson Mohr opened the floor for public comment. None.

Minutes

The Commission reviewed the minutes from the September 23, 2020 regular meeting of the Bloomington Planning Commission.

Commissioner Krieger made a motion, seconded by Commissioner McCann , that the minutes from the September 23, 2020, meeting be approved. Roll call vote:

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

NAYS: None

Motion carried.

Regular Agenda

Z-17-20 Public Hearing, review and action on an application submitted by William "Bill" Piefer of Harvest Pointe Bloomington LLC to rezone approximately 14 acres north of E. Empire Street, east of Towanda Barnes Road (PINs:15-32-351-001; 15-32-351-019; 15-32-351-020) from B-1 General Commercial District to R-2 Mixed Residence District. (Ward 3)

Vice Chairperson Mohr introduced the case and asked for staff presentation.

Ms. Simpson presented the staff report and stated staff's in favor of the rezone of approximately 14 acres north of Route 9 in Harvest Pointe Subdivision from B-1 General Commercial District to R-2 Mixed Residence District. An Aerial zoning map was presented to the Commission for an overview of the zoning of the area.

Review of B-1 zoning was provided to the Commission. The intent of B-1 General Commercial District is to facilitate the development of community and regional commercial areas and intended for high traffic areas.

Ms. Simpson stated Staff finds that the petition **meets the** Zoning Ordinance's map amendment guidelines for the R-2 Mixed Residence District and recommends the Planning Commission take action on the following items: 1). Motion to establish a finding of fact 2). Motion to recommend approval of the rezoning of 13.251 acres north of E. Empire Street/Route 9, east of Towanda Barnes Road from B-1, General Commercial District to R-2, Mixed Residence District.

Ms. Simpson provided the Commission with the current zoning and surrounding zoning and land uses stating that zoning to the subject property is currently zoned B-1, General Commercial District and abuts the Harvest Pointe subdivision zoned R-2 and R-1C. The property is also adjacent to Saint Patrick's of Merna Catholic Church, zoned P-2 Public Lands and Institutions. The southeast corner of the Towanda Barnes and Route 9 intersection is zoned B-1. The west side of Towanda Barnes is owned by the Central Illinois Regional Airport and is zoned P-3, Airport, and Agriculture (unincorporated).

Ms. Simpson provided the Commission with the project overview referencing the land use and changes for this area in relation to the Comprehensive Plan. In addition, the land is annexed into the City and has access to City services.

Bloomington's 2005 Comprehensive Plan identifies this area as commercial. It anticipated extensive growth. Bloomington's 2035 Comprehensive Plan no longer anticipates the level of growth previously expected.. The current comprehensive plan now proposes residential development for the subject property identifying this area as "Emerging" area and the Future Land Use Map illustrates this area as low-density residential (under 8 units per acre). The Comprehensive Plan also shows this site as a Tier 1 Infill Redevelopment Priority

The petitioner is asking for a Map Amendment at this time but also submitted the Concept Plan that the developer would like feedback on from the Commission which included: 24 duplexes on the west side and 23 single family homes on the east side of the property. Ms. Simpson stated the Commission will not take action on the Concept Plan but would on the Map Amendment submitted.

Questions by Commission for staff: None

Vice Chairperson Mohr opened the public hearing. Vice Chairperson Mohr swore in, for the record, Mr. Jason Barickman, Attorney for petitioner. Mr. Barickman thanked staff for the collaborative effort when discussing this project. Mr. Barickman gave an overview of the project stating the 14 acres sat dormant for many years. The current B-1 zoning is not in-line with the current Comprehensive plan as the area is recognized as residential growth. The change of zoning would allow for lower density of housing. The proposed project would have less impact on the adjacent properties and City infrastructure.

Vice Chairperson Mohr swore in, for the record, Mr. Neil Finlen, Farnsworth Group. Mr. Finlen stated the positive impacts to adjacent property owners of this petition: 1) reduce traffic volumes 2) Park dedication enhancement.

Bill Piefer, Developer: Available for questions.

Vice Chairperson Mohr swore in, for the record, Matthew Todd Ethridge of 41 Dry Sage Circle. Mr. Ethrigde stated the zoning change would be misguided use of the property. There are concerns of the location at the intersection being: 1) additional traffic 2) strain on drainage and 3) adding additional cars to an already busy intersection. There are also concerns regarding the proposed plan, which includes: 1) turn lanes 2) sidewalks and 3) controlled access. North or further east of intersection would make more sense.

Ms. Simpson stated two email have been received and confirmed that the developler was informed. Marked for the record as Staff Report Exhibit A - from Mr. Ethridge who has spoken and Staff Report Exhibit B – Questions (which included the following)

1) Landscape Location of Brim
2) Rezone B-1 to R-1C

Vice Chairperson Mohr swore in, for the record, Mr. Bill Piefer, Developer. Mr. Piefer stated the landscape brim would stay intact as is. In response to Mr. Ethridge email, Mr. Piefer stated as the property owner he would like to proceed with the development. In speaking with Church leaders, M. Piefer found leaders in favor as they would not like to see the area developed as commercial businesses. Mr. Piefer indicated he spoke with one resident similar in favor of growth to match what is currently there as opposed to Commercial uses. Mr. Piefer stated the projects intent is to fit the neighborhood and develop similarly as to the current housing.

Mr. Finlen stated the rezoning R-2 to would benefit the existing neighborhood maintaining duplexes and single-family homes. The plans are to have 4 units per acre, which is compatible with what is currently there.

Confirmation of subject property location was re quested by Commission. Staff confirmed location as just North of Route 9.

There were no additional persons to speak for or against the petition. Vice Chairperson Mohr closed the public hearing at 4:27 p.m.

Commission Discussion with staff included the following

1) Commissioner Montney acknowledging Mr. Ethrigde's comment/concerns regarding traffic impact and inquired as to what standard the Commission would use in the in determining traffic flow/patterns information.
2) Ms. Simpson advised that the parking regulations could be used to establish traffic counts and additional traffic.
3) Vice Chairperson Mohr & Commissioner Boyd pointed out that a Preliminary Plan will be submitted to the Commission for review and discussion in the future.

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

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

NAYS: None.

Motion carried.

Commissioner Boyd made a motion, seconded by Commissioner Stanczak to rezone approximately 14 acres north of E. Empire Street, east of Towanda Barnes Road (PINs:15-32-351-001; 15-32-351-019; 15-32-351-020) from B-1 General Commercial District to R-2 Mixed Residence District.

Roll call vote:

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

NAYS: None.

Motion carried.

OLD BUSINESS

None.

NEW BUSINESS

A. Introduction – Melissa Hon, Economic & Community Development Director

Ms. Hon introduced herself and informed the Commission of the merging of Economic Development & Community Development into the new department. The commission welcomed Ms. Hon

ADJOURNMENT

Commissioner Muehleck made a motion, seconded by Commissioner Krieger, that the meeting be adjourned. Roll call vote:

AYES: Stanczak, Boyd, Muehleck, Vice Chairperson Mohr, McCann, Montney, and Danenberger

NAYS: None

Motioned carried.

The meeting adjourned at 4:37 p.m.

CITY OF BLOOMINGTON	**ATTEST**
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Vice Chairperson Tyson Mohr	Katie Simpson, City Planner