CITY OF Bloomington ILLINOIS

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.

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 mapamendment for properties generally located south of Enterprise Dr and west of MapleHill Rd in the City of Bloomington, from B-1 (General Commercial) District, to R-3A
(Multiple-Family Residence) District. PIN(s): 14-31-326-001;14-31-326-003. (Ward 7)

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 the 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 increase 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 ok with Ms. Roy continuing. Chairperson Mohr asked the representative if he was ok with allow Ms. Roy to continue. He stated he was ok with letting her finish. Ms. Roy continued.

Ms. Roy brought up the inclusion of pedestrian islands as traffic tends to speed up and down Maple Hill Road and other streets, which 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.

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 believes 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 ¾ 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.

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 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 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