

CITY OF
Bloomington **ILLINOIS**
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).

The Meeting Adjourned at 4:40PM

CITY OF BLOOMINGTON

Justin Boyd

Commission Chair, Justin Boyd

Alissa Pemberton

Staff Liaison, Alissa Pemberton