

MINUTES
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, JULY 22, 2015, 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET, BLOOMINGTON, ILLINOIS

MEMBERS PRESENT: Mr. Balmer, Mr. Barnett, Mr. Cornell, Mr. Pearson (arrived at 4:32), Mr. Protzman, Ms. Schubert, Mr. Scritchlow, Mr. Stanczak,
MEMBERS ABSENT: Mr. Suess

OTHERS PRESENT: Mr. Tom Dabareiner, Community Development Director
Mr. George Boyle, Assistant Corporation Counsel
Ms. Jennifer Sicks, Transportation Planner
Ms. Vasu Pinnamaraju, Executive Director of McLean County
Regional Planning Commission
Mr. Mark Woolard, City Planner

CALL TO ORDER: Chairman Stanczak called the meeting to order at 4:00 P.M.

ROLL CALL: Mr. Woolard called the roll. A quorum was present.

PUBLIC COMMENT: Mr. Ron Schultz, 1208 E. Oakland Avenue, stated the 4:00 start time is hard for people who work. They would be better served if the start time was after 5:30. Chairman Stanczak explained we are presently constrained by the city ordinance and if the majority of the Commission thinks this is better it will be recommended to the City Council but it is their call.

Elizabeth Blankenship, 17 Cameron Ct., stated the time of the meeting is difficult to be here with kids coming home on the bus. She said with this being on Wednesday she cannot go the Unit 5 meeting because of church so the day of the week is also important and asked to consider it for future meetings.

MINUTES: The Commission reviewed the July 8, 2015, minutes and had no changes. Mr. Barnett moved to approve the minutes. Mr. Protzman seconded the motion which passed by a vote of 7 to 0.

Chairman Stanczak stated at the last meeting the Commission took testimony regarding the Comprehensive Plan and we had a court recorder who took down all of the comments. He said he would entertain a motion to make those part of the record so they can be considered by the City Council as part of their decision on the Comprehensive Plan.

Mr. Scritchlow moved to make the transcript a matter of record. Mr. Cornell seconded the motion which passed by a vote of 7 to 0 with the following votes being cast on roll call: Mr. Balmer-present; Mr. Barnett-yes; Mr. Scritchlow-yes; Mr. Cornell-yes; Mr. Protzman-yes; Ms. Schubert-yes; Mr. Stanczak-yes.

REGULAR AGENDA:

A. Public Hearing, Consideration and Review of City of Bloomington Comprehensive Plan

Mr. Dabareiner stated he wanted to mark this day as very important. Any preparation of a Comprehensive Plan is a journey for the community. The plan involves a lot of work and in this case he has never seen in his entire career the amount of public involvement that this process has incorporated. It is extraordinary and is award worthy. When you have that many people speaking and setting the tone you are getting a superb idea of what the community wants. He thanked everyone from the Regional Planning Commission who made this all work and got us here. Mr. Balmer asked where we are in the rewriting of the Zoning Ordinance. Mr. Dabareiner stated that the public participation and the Comprehensive Plan is the foundation for the rewriting of the Zoning Ordinance and it is on our work list.

Ms. Sicks stated there is a reference in the plan as to the ordinance work. She stated there was a new section added in the plan for arts, culture and history to the existing conditions report. The plan document also had corrections for text issues, typos or grammar. Comments from the public, staff and other agencies have been incorporated. Agencies have volunteered to help implement the plan. The Commissioners questions from the last meeting were addressed. The population center is beyond the scope of the plan. The city staff can pursue it and it will require a certain amount of work and assistance from the outside. If it is done it is important that the assumptions made and methods used be carefully evaluated at the start. In regards to the geographic issue the fiscal impact statement identifies the city center which is downtown Bloomington. The core is the area is within a 2.5 mile radius from downtown. The center is just south of Washington and Fairview Streets. Their GIS calculation had the geographic center at E. Jackson and Florence Avenue. The two are relatively close to each other and validates the core concept in the fiscal impact study. A center for both communities is near Underwood Park. If this is used for siting community facilities you would need to look at where the people are who need the service. The downtown is still the heart of the city. The map illustrating crime will be modified. The extraterritorial jurisdiction is on the map and potential boundary line with Downs.

Chairman Stanczak opened the public hearing. Amy Engels, with the Bloomington Economic Development Council, was sworn in. She stated on behalf of the Bloomington Economic Development Council, they support the Comprehensive Plan and particular the economic development component, and the development strategies. She explained they have been involved with a collective economic development strategy that will be rolled out in August. It will be cohesive with the Comprehensive Plan where the process has allowed them to be involved. They are looking forward to working with the City to implement the plan.

Michael Gorman, 1304 N. Clinton, was sworn in. He stated he represents Bike-BloNo and they strongly support the plan. It is a great vision for the future. Every survey that mentioned bike-pedestrian or transit was very supportive.

Gary Lambert, 3018 E. Oakland, was sworn in. He said at the last meeting someone expressed concern about the population growth and job creation and he was wondering if anything more has been found out about it. Mr. Balmer stated projections are based on factors we have no control over. Two sets of information were used in the plan. It is a flexible number that will

change over time. Chairman Stanczak stated he is satisfied that regional planning have been more than thorough with their methodology.

BJ Wilken, 3 Signal Ct., was sworn in. He stated he was the director of the YMCA and it is fantastic to see health and wellness part of a Comprehensive Plan. The YMCA stands ready to mobilize resources to help accomplish the plan. He said they value the health component. He asked if it would have been better to do Bloomington and Normal. He asked who ultimately implements the plan. Chairman Stanczak stated it is the city's plan once it is adopted by the City Council who will determine all of the efforts to be made to implement the plan. Mr. Balmer stated it is mandated that Bloomington do the plan. The implementation will be done in conjunction with the County, and other local communities.

Greg Koos, 305 Woodland Avenue, was sworn in. He stated he has studied city plans for a number of years. This plan has a distinctive change as the central part of the community is recognized as a vital resource. He congratulated the group for delving into the heart of Bloomington. He said 500 to 600 square blocks of central Bloomington date before 1940. They represent a significant area of District 87. The plan acknowledges there has been a disinvestment in this area and it should turn around. There is a significant opportunity to reclaim it and its value. It will do the community an immense favor in two areas. One is ecological as no community is so wealthy and rich in natural resources that we can afford to simply dispose of hundreds of square blocks of solid buildings. The buildings were built from the finest materials from crafts folks who were well trained. It represents a value in terms of embodied energy. As the properties are preserved and the city invests there, it will be far more inexpensive for the community to reinvest in those areas than to continue the sprawl like development like we have seen in the past. It will have a significant impact on the financial stability of the District 87.

He explained the museum thanks the commission for their interest in preservation, arts and history. The museum is willing to work towards those ends and they have marvelous resources. They will be doing a history of city plans.

Barry Reilly, 13 Brownstone Ct., was sworn in. He stated he represents District 87. He appreciates the education piece in the plan. It comes at a time when resources are becoming even more difficult. The District has lost about \$5 million to local, state and federal resources in the last few years. We can help improve that by maintaining our residential and business areas to maximize the tax dollars and he supports the plan.

Trisha Stiller, Executive Director of the Downtown Bloomington Association, was sworn in. She stated she has overwhelming support for the plan, Vasu and her staff. She is very impressed with the level of public input. It is encouraging and inspiring to have the plan pass the torch to the commitment to the city center. The city is meant for greatness. We have only scratched the surface of our own potential. We have been preaching to the choir for many years about what we all love about where we live but now we are ready to help others fall in love with us, visit us, spend time with us and help us grow.

Mike O'Donnell, 912 W. Oakland, was sworn in. He stated he serves as President on the West Bloomington Revitalization Project. He is very impressed with the level of public participation in

the plan. They have a lot to offer in terms of protecting the historic value of West Bloomington, engaging the citizens in economic development, and affordable housing.

Chairman Stanczak asked for anyone else who wished to comment and seeing no further comments he closed the public hearing. He said the proposed plan has seen a lot of citizen participation and reflects the values, comments and views of the citizenry and the plan's thoroughness. That is one of the reasons the comments have been positive.

Ms. Pinnamaraju thanked the many committees, staff and people involved in the work on the plan.

Mr. Pearson asked about the population center of Bloomington. Ms. Pinnamaraju stated the population center is calculated on many factors and it is well beyond the scope of this plan. The center of the core is at Washington St. and Fairview Avenue. They also looked at the center for Bloomington and Normal. This is not part of the plan as the public outreach identified the need to preserve the core and downtown.

The crime map will have the liquor licenses coming off but there will be a note about all of the potential factors that could influence crime.

Chairman Stanczak stated that the agenda does not state that we are going to make a formal recommendation to the City Council so we will not have a vote at this meeting.

Ms. Pinnamaraju stated Figure 6-3 cannot have the new enterprise zone as that has not been approved yet.

OLD BUSINESS:

A. Discussion of Planning Commission Meeting Time

Chairman Stanczak asked if there are further thoughts on the matter. Mr. Dabareiner stated there is a meeting conflict with the Human Relations Commission. There are also not a lot of open slots for a change. There was discussion of possible changes, impacts on other boards, commissions and the city council. Mr. Barnett stated he thinks it is unfair when we have hearings on a rezoning in a residential area and people have to take off work to be here to testify. There was discussion on other options and considerations and how the present time accommodates businesses. There was a fairly even split among commissioners who preferred the time change verses keeping the time as is.

NEW BUSINESS:

Election of Chairman.

Mr. Pearson nominated Mr. Stanczak for Chairman. Mr. Protzman seconded the nomination. Mr. Pearson moved to cast a unanimous vote for David Stanczak. Mr. Scritchlow seconded the motion which passed by a vote of 8 to 0 with the following votes being cast on roll call: Mr. Balmer-yes; Mr. Barnett-yes; Mr. Scritchlow-yes; Mr. Cornell-yes; Mr. Pearson-yes Mr. Protzman-yes; Ms. Schubert-yes; Mr. Stanczak-yes.

ADJOURNMENT: There being no further business to come to the Bloomington Planning Commission's attention, Mr. Balmer moved to adjourn the meeting. Mr. Scritchlow supported the motion which was approved unanimously. The meeting was adjourned at 5:12 p.m.

Respectfully submitted,

Mark Woolard, City Planner

For further information contact:

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