



**PLANNING COMMISSION - REGULAR SESSION
COMMUNITY ROOM 1, 2ND FLOOR, BLOOMINGTON PUBLIC LIBRARY
205 E. OLIVE ST., BLOOMINGTON, IL 61701
WEDNESDAY, MARCH 5, 2025, 4:00 PM**

1. Call to Order

2. Roll Call

3. Public Comment

Individuals wishing to provide emailed public comment must email comments to publiccomment@cityblm.org at least 15 minutes before the start of the meeting. Individuals wishing to speak in-person may register at cityblm.org/register at least 5 minutes before the start of the meeting.

4. 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.

- A. Consideration and action to approve the Minutes of the January 8, 2025, regular meeting of the Bloomington Planning Commission. (Recommended Motion: The proposed Minutes be approved.)

5. Regular Agenda

- A. Public hearing, review, and action on a request initiated by the City of Bloomington, for the approval of text amendments, modifications and additions to the Zoning Code of the City of Bloomington, Illinois (Chapter 44 of the Bloomington City Code, 1960), relating to 1) use tables, (2) definitions, (3) landscaping and screening, and (4) administrative procedures. (Recommended Motion: Motion to adopt the Draft Resolution, establishing findings of fact that the proposed text amendments are or are not in the public interest, and recommending that City Council approve or deny the proposed text amendments.)

6. New Business

7. Adjournment

Individuals with disabilities planning to attend the meeting who require reasonable accommodations to observe and/or participate, or who have questions about the accessibility of the meeting, should contact the City's ADA Coordinator at 309-434-2468 or mhurt@cityblm.org.



REGULAR AGENDA ITEM NO. 4.A.

FOR PLANNING COMMISSION: March 5, 2025

WARD IMPACTED: City-Wide Impact

SUBJECT: Consideration and action to approve the Minutes of the January 8, 2025, regular meeting of the Bloomington Planning Commission.

RECOMMENDED MOTION: The proposed Minutes be approved.

STRATEGIC PLAN LINK:

Goal 1. Financially Sound City Providing Quality Basic Services

STRATEGIC PLAN SIGNIFICANCE:

Objective 1c. Engaged residents that are well informed and involved in an open governance process

BACKGROUND: In compliance with the Open Meetings Act, Commission Minutes must be approved thirty (30) days after the meeting or at the second subsequent regular meeting whichever is later.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton, City Planner

ATTACHMENTS:

[Draft PC Minutes 2025-01-08](#)



**PLANNING COMMISSION - REGULAR SESSION
WEDNESDAY, JANUARY 8, 2025, 4:00 PM**

The Planning Commission convened in regular session at 4:01 PM, January 8, 2025. Chair Justin Boyd called the meeting to order.

Roll Call

Attendee Name	Title	Status
Anna Sochotsky	Commissioner	Present (4:02 PM)
Jackie Beyer	Commission Vice Chair	Present
Goverdhan Galpalli	Commissioner	Present
Justin Boyd	Commission Chair	Present
Mary Ann Cullen	Commissioner	Present
David Lewis	Commissioner	Present
Thomas Krieger	Commissioner	Present
William Peradotti	Commissioner	Present
Mark Muehleck	Commissioner	Absent
Brady Sant Amour	Commissioner	Absent

Staff present included: George Boyle, Assistant Corporation Counsel; Kelly Pfeifer, Director of Development Services; Jon Branham, City Planner; Alissa Pemberton, City Planner; John Myers, Assistant City Planner.

Public Comment

No public comment was provided.

Consent Agenda

Items listed on the Consent Agenda are approved with one motion.

Commissioner Lewis made a motion, seconded by Commissioner Cullen, to approve the consent agenda as presented.

AYES: Boyd; Lewis; Krieger; Peradotti; Beyer; Galpalli; Sochotsky; Cullen

Motion carried (viva voce).

Item 4.A. Consideration and action to approve the Minutes of the October 2, 2024, regular meeting of the Bloomington Planning Commission.

Item 4.B. Consideration and action to approve the Minutes of the December 4, 2024, regular meeting of the Bloomington Planning Commission.

Regular Agenda

The following item was presented:

Item 5.A. **Z-14-24** - Public hearing, review, and action on a request initiated by the City of Bloomington, for the approval of text amendments, modification and additions to the Zoning Code of the City of Bloomington, Illinois (Chapter 44 of the Bloomington City Code, 1960), relating to the creation of translation zoning for annexed properties.

Ms. Pemberton presented the staff report, with recommendation for approval. She explained that the proposed changes to Chapter 44 will be paired with changes to Chapter 8.5 (Annexation) which was written in the 1970s and rarely updated since. The original impetus for review was related to already-developed properties that want/need to annex and continue operating as-is, but currently require a full Agreement and Zoning Map Amendment process to do so. The proposed changes to Chapter 44 set up a chart for “translation zoning” that would be used for automatic zoning classification upon annexation. She noted comparisons and previous cases. She noted R-1 is a little different since the City has three different R-1 districts, so the translation is structured to target the least dense R-1 district that does not create a nonconforming lot.

After the proposed changes take effect, properties that want to annex at the equivalent City zoning to their existing County zoning may do so through a Petition only. This helps the City and Property Owner by reducing the hurdles required to: provide City water and sewer to these properties, increase City property tax base, increase consistency in City limits and service provision, and more. If the current County zoning is not what they would like to annex in as, a Zoning Map Amendment would still be necessary. One other alternate “automatic classification” is also proposed for properties owned by the City or “other units of local government” to be automatically classified to the appropriate (“P”) Public Interest district; if these properties are sold or long term leased it would trigger a zoning map amendment out of the “P” district.

Chair Boyd asked for clarification on the remaining process for adoption. Ms. Pemberton stated the recommendation and both chapter amendments would be placed on the Consent Agenda for Council’s approval, as one item since they are integrally related.

Chair Boyd opened the public hearing.

No testimony was received.

Chair Boyd closed the public hearing.

Vice Chair Beyer stated she supported the amendments and appreciates the reduction in procedural effort to achieve the same outcome.

Commission Vice Chair Beyer made a motion, seconded by Commissioner Krieger, to establish findings of fact that the proposed text amendments meet the standards and objectives for which the Code is designed and are in the public interest, and to recommend that City Council approve the proposed text amendments, as presented.

Chair Boyd directed the clerk to call roll.

AYES: Boyd; Lewis; Krieger; Peradotti; Beyer; Galpalli; Sochotsky; Cullen

Motion passed.

Ms. Pemberton stated the item is expected at Council on January 13, 2025.

The following item was presented:

Item 5.B. **Z-12-24** - Public hearing, consideration, and action on a request by BBig Solar, LLC, for an **Annexation Agreement and Zoning Map Amendment**, to the City A (Agriculture) District upon annexation, pertaining to property generally located at the western terminus of Lutz Road, consisting of approximately 17.0 acres (part of PIN: 21-20-100-006).

Ms. Pemberton explained that the following two items, Z-12-24 and Z-13-24, are related to property that is currently all one parcel, but will be split into two with two separate owners. She stated that the current case (Z-12-24) is related to the southern portion of the property.

She presented the staff report with recommendation for approval, noting key property characteristics, including location, topography, and lack of available public infrastructure. She referred to the property condition as improvable, but not developable with urban uses, indicating that makes agricultural zoning most appropriate. She noted that the Agreement and annexation is to facilitate the installation of a Solar Energy Conversion Facility, but that this is just one possible use that is approvable in the A (Agriculture) District and is not guaranteed to come to fruition. She noted surrounding uses. No waivers or variances are included in the Agreement; one Use Provision is slightly modified to use an already-existing State requirement, rather than create a local requirement that staff would need to review and track separately.

Vice Chair Beyer asked why downzone from R-1 to A when there is a housing shortage, expressing concern that the adjacent properties might not want to develop residential uses next to a solar farm. Ms. Pemberton explained that solar is not necessarily a permanent use like housing. She noted the water and sewer infrastructure are not in place to support other uses. Additionally, she stated it will take approximately 30-40 years for the property to be served by City infrastructure.

Chair Boyd opened the public hearing.

Elizabeth Megli (Attorney for the Applicant) spoke in favor of the request. She noted additional characteristics of the property that make it unsuitable for urban development and for agriculture. She explained, due to the characteristics of the property, the agricultural zoning designation makes sense for the highest and best use of the property.

Scott Lage, 9 Knollbrook Court, (Representative for Trinity Lutheran Church) spoke in favor of the request. He provided the existing uses on the Trinity Lutheran property and stated the proposed use is desirable and that Trinity Lutheran has no objections.

Chair Boyd closed the public hearing.

Commissioner Krieger made a motion, seconded by Commissioner Lewis, to establish findings of fact that the request for approval of the proposed Zoning Map Amendment to the A (Agriculture) District is in the public interest and not solely for the benefit of the Applicant or Property Owner and to recommend approval of the request.

Chair Boyd directed the clerk to call roll.

AYES: Boyd; Lewis; Krieger; Peradotti; Beyer; Galpalli; Sochotsky; Cullen

Motion passed.

Commissioner Peradotti made a motion, seconded by Commissioner Cullen, to establish 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 Applicant or Property Owner and to recommend approval of the request.

Chair Boyd directed the clerk to call roll.

AYES: Boyd; Lewis; Krieger; Peradotti; Beyer; Galpalli; Sochotsky; Cullen

Motion passed.

The following item was presented:

Item 5.C. **Z-13-24** - Public hearing, consideration, and action on a request by Trinity Lutheran Church, for an **Annexation Agreement and Zoning Map Amendment**, to the City A (Agriculture) District upon annexation, pertaining to property generally located at the northwestern terminus of Lutz Road, consisting of approximately 4.57 acres, part of PIN: 21-20-100-006.

Ms. Pemberton presented the staff report with recommendation for approval. She noted this portion of the property will be sold to Greenwood. She stated characteristics of the site that make it difficult to develop, while noting that Greenwood would like to expand their campus. Ms. Pemberton provided potential uses for the subject area, noting they will most likely be accessory uses to the school. No waivers of variances from the use provisions. She noted it will allow better transportation planning for overall area.

Chair Boyd opened the public hearing.

Elizabeth Megli (Attorney for the Applicant) spoke in favor of the request. She stated this would be a benefit for property, allowing it to be used to its highest and best use. Additionally, she noted this case is straightforward and will be a benefit to the applicant and the future of Greenwood Avenue.

Chair Boyd closed the public hearing.

Commission Vice Chair Beyer made a motion, seconded by Commissioner Cullen, to establish findings of fact that the request for approval of the proposed Zoning Map Amendment to the A (Agriculture) District is in the public interest and not solely for the benefit of the Applicant or Property Owner and to recommend approval of the request.

Chair Boyd directed the clerk to call roll.

AYES: Boyd; Lewis; Krieger; Peradotti; Beyer; Galpalli; Sochotsky; Cullen

Motion passed.

Commissioner Galpalli made a motion, seconded by Commission Vice Chair Beyer, to establish 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 Applicant or Property Owner and to recommend approval of the request.

Chair Boyd directed the clerk to call roll.

AYES: Boyd; Lewis; Krieger; Peradotti; Beyer; Galpalli; Sochotsky; Cullen

Motion passed.

Ms. Pemberton stated the previous two items are expected at Council on January 27, 2025.

New Business

Vice Chair Beyer asked staff provide current contact information to the Commission so Commissioners can reach out on short notice, particularly regarding attendance. Staff agreed.

Adjournment

Commission Vice Chair Beyer made a motion, seconded by Commissioner Cullen, to adjourn the meeting.

AYES: Boyd; Lewis; Krieger; Peradotti; Beyer; Galpalli; Sochotsky; Cullen

Motion carried (viva voce).

The Meeting Adjourned at 4:33 PM

CITY OF BLOOMINGTON

Justin Boyd, Chair

Alissa Pemberton, Staff Liaison



REGULAR AGENDA ITEM NO. 5.A.

FOR PLANNING COMMISSION: March 5, 2025

WARD IMPACTED: City-Wide Impact

SUBJECT: Public hearing, review, and action on a request initiated by the City of Bloomington, for the approval of text amendments, modifications and additions to the Zoning Code of the City of Bloomington, Illinois (Chapter 44 of the Bloomington City Code, 1960), relating to 1) use tables, (2) definitions, (3) landscaping and screening, and (4) administrative procedures.

RECOMMENDED MOTION: Motion to adopt the Draft Resolution, establishing findings of fact that the proposed text amendments are or are not in the public interest, and recommending that City Council approve or deny the proposed text amendments.

STRATEGIC PLAN LINK:

STRATEGIC PLAN SIGNIFICANCE:

BACKGROUND: Per § 44-1706B, text amendments may be proposed by City Staff. The following are recommendations for improvements or additions to the existing Zoning Code of the City of Bloomington (Chapter 44).

The following items are provided for consideration and are discussed in detail in the Staff Report:

- Term Change: "Economic and Community Development" to "Development Services"
- Changes to Household Living Uses Permission in Manufacturing Districts
- Adjustment to Commercial and Industrial Permissions in Manufacturing Districts
- Creation of "Data Center" Use and Associated Use Provisions
- Addition of "Catch All" Industrial Use Categories and Associated Definitions
- Streamlining and Accurate Reflection in Article XVII

A Draft Resolution is provided for the Commission to tailor--as appropriate--and adopt as a method of clearly transmitting a recommendation to the City Council.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Notice was published in The Pantagraph on Friday, January 17, 2025. The February 5 meeting noticed in the publication was subsequently cancelled, and this case automatically deferred until this March 5 meeting; no additional notice was required.

FINANCIAL IMPACT: Potential increase in property taxes if new commercial uses are developed in conformance with additional permissions; potential increase in property value as nonconforming uses become conforming; rare decrease in property value if conforming use(s) become nonconforming but this is mitigated by existing nonconforming use protections.

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton, City Planner

ATTACHMENTS:

[Z-01-25 Staff Report](#)

[Z-01-25 - DRAFT PC Resolution 2025-01](#)

[Resolution Exhibit A: Proposed Amendments to \(Ch. 44\) the Zoning Code](#)

TO: Planning Commission

FROM: Development Services Department

DATE: March 5, 2025

CASE NO: Z-01-25, Text Amendments

REQUEST: Public hearing, review, and action on a request initiated by the City of Bloomington, for the approval of text amendments, modifications and additions to the Zoning Code of the City of Bloomington, Illinois (Chapter 44 of the Bloomington City Code, 1960), relating to 1) use tables, (2) definitions, (3) landscaping and screening, and (4) administrative procedures.

BACKGROUND

Per § 44-1706B, text amendments may be proposed by City Staff. The following are recommendations for improvements or additions to the existing Zoning Code of the City of Bloomington (Chapter 44).

Notice

Notice was published in The Pantagraph on Friday, January 17, 2025. The February 5 meeting noticed in the publication was subsequently cancelled, and this case automatically deferred until this March 5 meeting; no additional notice was required.

ANALYSIS

Term Change: "Economic and Community Development" to "Development Services"

Late in 2024, the Department of Economic and Community Development was split into two departments: Development Services and Community Impact/Enhancement. The Planning and Zoning Division is now under "Development Services" and terms must be changed to reflect such.

Changes to Household Living Uses Permission in Manufacturing Districts

Residential uses, excluding residences specifically designed to provide 24-hour on-site supervision of the primary use are proposed for removal from the M-2 (General Manufacturing) District. Just as heavy industrial and manufacturing uses are not appropriate for residential areas, nor are residential uses appropriate for high-intensity industrial areas; the principle is no less salient because the form of residential is intensive or does not encourage occupant ownership. Higher intensity residential use remains in the M-1 (Restricted Manufacturing) District to accommodate mixed use areas supportive of walkable entertainment/warehouse concepts, and because M-1 is intended as a district of transition between the more intensive M-2 and less intensive R (Residential) districts. As a primary use not directly situated within the intent of this District, the use is assigned as a Special Use to confirm compatibility.

Live/Work units have been added as permitted in M-1 to complement the many arts and crafts type uses that are permitted by right in M-1. This form of residential use is the modern expression of the combined workshop/residence or store/residence building that was common throughout commercial and industrial

areas of the City for generations, until residential uses were zoned out of light manufacturing areas in the 1960s (Ord. No. 1961-49).

Adjustment to Commercial and Industrial Permissions in Manufacturing Districts

Inconsistencies with how some uses function in the context of existing properties, compared to their assignment on the Permitted and Special Use Tables that make them “nonconforming” in a location that makes sense in the surrounding community, have caused staff to review the assignments of some items in the Manufacturing Districts table. Staff proposes that it is not best practice to exclude or restrict a use that is common (or commonly requested) in a certain zoning district, when it does not present health or life safety issues and has similar externalities to other permitted-by-right uses in the district. Examples include: Towing Services (not inclusive of salvage and crushing operations) assigned as excluded or Special Use, while Vehicle Storage, Commercial Parking Lot, and General Offices are permitted by right. Sports and Fitness Establishments and Fabricated Metal Industries are other relevant examples. Proposed adjustments can be found in Attachment 1 (Proposed Amendments).

Creation of “Data Center” Use and Associated Use Provisions

According to McKinsey & Company, the demand for data center capacity is expected to rise at an annual rate of between 19 and 22 percent from 2023 and 2030.¹ The City of Bloomington has ample access to electrical and land resources, making it an ideal location for potential large-scale data center(s). As the demand for data centers grows, the challenge of balancing potential resource needs with the interests of our community will also. Without clear regulation, project implementation may be dependent on ad hoc use determinations or discretionary review processes, which can slow down application and approval processes and lead to unpredictable decisions.

Due to the unique needs and impacts of this apparently inevitable use, Staff has proposed the addition of this use as a distinct classification, with associated definition(s) and use provisions. Design standards have been included to ensure that large industrial buildings visible from public areas are either visually appealing or designed in such a way that their appearance is minimally intrusive. Areas not taken up by buildings that comply with the design standards would have vegetative buffers applied. Accommodation for use-specific development needs, like the height of commonly associated structures and the surfacing of internal circulation areas, is included. An increase in required setback on all sides has been included to assist in noise reduction, but performance standards are also applied. It should be noted that the performance standards of § 44-911D for outdoor lighting apply to all properties, and existing fencing standards appear to be appropriate; the addition of specific standards for these items is not necessary.

Addition of “Catch All” Industrial Use Categories and Associated Definitions

Primary uses that are not specifically called out in the existing ordinance are proposed or inquired about frequently, and the addition of a new line item for every use would be burdensome in terms of time and resources. It would also be an impractical method of managing changes; the prior code eventually had 383 different line items in the table of permitted and special uses. The goal for any solution should be to reduce the long-term number of specific use line items, while allowing for flexibility as new ideas and innovations arise.

Staff proposes two broad categories of uses, defined by their external impacts rather than their activities, and subject to additional review by remaining as Special Use in most instances. Two use categories, “Light Industrial Uses Not Elsewhere Classified,” and “Heavy Industrial Uses Not Elsewhere Classified,” have been added to the Manufacturing District use table. Associated definitions have been added.

¹ McKinsey & Company. “AI power: Expanding data center capacity to meet growing demand.” Ed. Daniel Eisenberg. Available online at: <https://www.mckinsey.com/industries/technology-media-and-telecommunications/our-insights/ai-power-expanding-data-center-capacity-to-meet-growing-demand> Accessed 26 Feb. 2025.

Streamlining and Accurate Reflection in Article XVII

Administrative changes, such as Department name change, timelines required for completion of different items, clarifications, and specification of the items required as part of an application are the bulk of these changes. Substantive changes are as follow: 1) the ability to adjust meeting days and times without requiring a change to the Code; all Open Meetings Act and other regulatory requirements apply regarding public notice of any change to the regular meeting schedule; 2) adjust process so that variances that fail by lack of sufficient margin of approval are automatically referred to Council for final consideration, rather than requiring appeal of such; 3) change of demolition review from public hearing to public review with Commission ability to automatically stay a demolition permit for a certain period of time; 4) clarify that the lesser standard of Demolition Review (§ 44-1709) does not apply to S-4 zoned properties where a Certificate of Appropriateness or Certificate of Economic Hardship would be required prior to demolition; 5) clarify that demolition review must consider the technical or practical feasibility of preserving or restoring the structure and not just the historicity of such

STANDARDS FOR REVIEW

The Planning Commission (PC) shall hold at least one public hearing on any proposed text amendment and report to the Council its findings of fact and recommendations. Recommendations shall be made upon the determination that the text amendment is in the public interest and not solely for the benefit of the applicant, taking into consideration the standards listed in § 44-1706E and discussed below.

1. The extent to which the proposed amendments are consistent with the public interest, giving due consideration for the purpose and intent of this code as set forth in § 44-1701 herein.

The proposed amendments are consistent with the public interest and follow the purpose and intent of the Code. The proposed changes remove barriers that inhibit development and improve consistency in the treatment of uses, based upon the actual potential for negative impacts to other properties and public infrastructure.

2. The extent to which property values are diminished by the proposed particular zoning restriction.

Except in rare circumstances, property values should not be diminished by the changes to use permissions in Manufacturing Districts of the proposed amendments. In fact, certain property values may increase as long-standing nonconforming uses become conforming or surrounded by uses of a more similar character with fewer potential externalities. In circumstances where an existing use becomes nonconforming, the Code provides relief through Article XI, which allows continuation so long as the use remains otherwise lawful (§ 44-1103).

The addition of *Data Centers* as a use, and associated Use Provisions, will help to ensure that as the demand for data centers grows, staff has clear guidance on how to balance their resources and requirements with the interests of our community. With clear requirements the predictability of results and the speed of implementation improves; this benefits owners and builders, as well as the community at large, and nearby property owners specifically.

Changes to Article XVII do not impact specific properties or values, but the process(es) through which existing regulations are implemented. A reduction in “red tape” while retaining the intent and sufficiency of review should benefit all parties.

3. The extent to which the destruction of property values promotes the health, safety, morals, or general welfare of the public.

There is not expected to be a decrease in property values due to the proposed amendments. In the rare circumstances where an existing use becomes nonconforming, the use may continue pursuant to § 44-1103, while the long-term phasing-out of nonconforming uses in areas that have changed in character over time will improve the general welfare of the public interacting with those spaces. The amendments are also designed to streamline existing processes and reduce the amount of coordination required for appropriate development review.

4. Whether a Comprehensive Plan for land use and development exists, and whether the amendment is in harmony with it.

The proposed amendments are in harmony with the 2035 Comprehensive Plan, including the following Goals, Objectives, or Policies:

- N-1.1a (Update the ordinances and regulations as needed to accomplish the goals of the Comprehensive plan); and,
- N-1.2d (Identify and eliminate the barriers for infill development); and,
- H-1.1a (Review and improve the current ordinances, codes, regulations, and permitting processes and fees, as needed and desirable, to provide more efficient mechanisms for new developments and redevelopment opportunities); and,
- ED-1.1 (Focus on retention and expansion of existing businesses); and,
- ED-1.2 (Leverage community assets in attracting business); and,
- ED-4.1 (Plan for a diversity of ready-to-build sites to meet the demand); and,
- ED-4.2 (Prioritize infill and redevelopment to spur growth and reinvestment in the City); and,
- ED-4.4 (Evaluate commercial land use needs in the context of changing economic trends); and,
- ED-4.5 (Identify and reduce barriers for local growth and economic development); and,

5. Whether the City needs the additional types of uses or development allowed by the proposed amendment.

The City has an ongoing need for housing of all types; providing additional options for household living in appropriate districts helps fulfill this need; the remaining changes are due to real-life expressions of community desire or need, through the existence of non-problematic nonconforming uses or ongoing inquiries related to certain uses. A desire for expedient, flexible development standards that still meet adopted intent has been repeatedly expressed by City Council.

RECOMMENDATION

Staff recommends that the Commission take the following actions:

Motion to adopt the Draft Resolution, establishing findings of fact that the proposed text amendments are or are not in the public interest, and recommending that City Council approve or deny the proposed text amendments.

Respectfully Submitted,
Planning Division Staff

Attachments:

1. Draft Resolution transmitting the Commission's recommendation (Res. No. 2025-01)
2. Resolution Exhibit A: Proposed Amendments to (Ch. 44) the Zoning Code of the City of Bloomington, Illinois

PLANNING COMMISSION RESOLUTION NO. 2025 -01

**A RESOLUTION ESTABLISHING FINDINGS OF FACT AND RECOMMENDING
APPROVAL/DENIAL OF PROPOSED TEXT AMENDMENTS TO THE ZONING CODE OF
THE CITY OF BLOOMINGTON [CHAPTER 44], RELATING TO USE TABLES, (2)
DEFINITIONS, (3) LAND-SCAPING AND SCREENING, AND (4) ADMINISTRATIVE
PROCEDURES**

WHEREAS, pursuant to § 44-1706B, staff of the Development Services Department initiated a request to amend the text of the Zoning Code of the City of Bloomington, [Chapter 44], relating to 1) use tables, (2) definitions, (3) landscaping and screening, and (4) administrative procedures, as set forth in Exhibit A (AMENDMENTS); and

WHEREAS, the Planning Commission of the City of Bloomington (COMMISSION) is charged by § 44-1706E of the City Code to hold at least one public hearing on any proposed text amendment and report to the Council its findings of fact and recommendations; and

WHEREAS, the COMMISSION, after proper notice was given, on March 5, 2025, conducted a public hearing on said proposed AMENDMENTS to the Zoning Code; and

WHEREAS, during the hearing before the COMMISSION, testimony was provided in support of adopting the proposed amendments, generally related to _____; and

WHEREAS, during the hearing before the COMMISSION, testimony was provided against adoption of the proposed amendments, generally related to _____; and

WHEREAS, the COMMISSION shall be guided by those purposes, standards, and objectives of the Zoning Code and shall not recommend the adoption of any amendment unless it finds that such amendment is in the public interest and not solely for the benefit of the applicant.

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS:

Section 1. The statements and findings of the Staff Report provided for Case Z-01-25 are incorporated herein by this reference as if specifically stated in full.

Section 2: The COMMISSION hereby finds that the proposed amendments **are / are not** in the public interest, taking the following factors into consideration:

The proposed amendments **are / are not** consistent with the public interest, giving due consideration for the purpose and intent of this code as set forth in § 44-1701.

Elaborate, if needed: _____

Property values **are / are not** diminished by the proposed particular zoning restriction.

Elaborate, if needed: _____

Any destruction of property values *does / does not* promote the health, safety, morals, or general welfare of the public. Elaborate, if needed: _____

The City of Bloomington has an adopted a Comprehensive Plan for land use and development (Bring It On!), with a planning horizon of 2035, and the proposed AMENDMENTS *are/are not* in harmony with it. Elaborate, if needed: _____

The City needs *does / does not* need the additional types of uses or development allowed by the proposed amendment(s). Elaborate, if needed: _____

Section 3. The COMMISSION hereby recommends that the City Council of the City of Bloomington, Illinois, *approve/deny* the proposed AMENDMENTS to the Zoning Code of the City of Bloomington, Illinois, *as presented. / with the following modifications:*

PASSED this 5th day of March 2025.

PLANNING COMMISSION

CITY OF BLOOMINGTON

Justin Boyd, Chair

Alissa Pemberton, Staff Liaison

Proposed Amendments to (Ch. 44) the Zoning Code of the City of Bloomington, Illinois

(Additions are indicated by underlining; deletions are indicated ~~strikeout~~.)

Comprehensive review and replacement of Chapter 44 (Zoning) for the following:

- 1) "~~Economic and Community Development Department~~" to be replaced with "Development Services Department"
- 2) "~~Director of Economic and Community Development~~" to be replaced with "Director of Development Services"

§ 44-602 [Ch. 44, 6-2] Manufacturing District – permitted and special uses.

Table 602A: Manufacturing District - Permitted and Special Uses			
	M-1	M-2	Reference
Agricultural			
Apiary, Beekeeping	S		§ 44-1005
Aquaculture, Aquaponics, Hydroponics	P	P	
Animal Breeding Services	P ¹	P ¹	
Fish Hatcheries, Poultry Hatcheries	P ¹	P ¹	
Horticultural Services	P	P	
Urban Agriculture	P	P	
Urban Garden	P		
RESIDENTIAL			
Household Living			
Dwelling, Single-Family	P ²	P ²	
Dwelling, Multiple-Family	S	S	
<u>Dwelling, Single-Family Attached</u>	<u>S</u>		
<u>Live/Work</u>	<u>P</u>		
Group Living			
Adult and Juvenile Detention Facilities	S	S	
INSTITUTIONAL			
Education			
Business and Trade Schools	P	S	
College and University Classrooms	S		
Government			
Animal Detention Facilities, w/o outdoor exercise area	P ¹	P ⁴	
Animal Detention Facilities, with outdoor exercise area	S	S <u>P</u> ¹	§ 44-1004
Government Services and Facilities	P	P	
Military Bases, Depots, Communication Facilities	S	S	
Police Stations, Fire Stations	P	P	
Religious			
Place of Worship	S		
Other Institutional, Cultural			

Table 602A: Manufacturing District - Permitted and Special Uses			
	M-1	M-2	Reference
Emergency Shelters	P	S	§ 44-1047
COMMERCIAL			
Aircraft and Automotive			
Car Wash	P ¹		§ 44-1009
Farm Machinery Sales and Service	P ¹	P ¹	
Towing Services	<u>P¹</u>	<u>P</u> <u>S</u>	
Truck Stops, Truck Plazas	P ¹		
Truck Wash	P ¹	P ¹	
Vehicle Fueling Station	P	P	
Vehicle Repair and Service	P ¹	P ¹	§ 44-1034
Vehicle Rental Service	P ¹	P ¹	
Vehicle Sales and Service	P ¹	S	
Vehicle Salvage and Wrecking Operations		P ¹	
Vehicle Storage	P ¹	P ¹	
Entertainment and Hospitality			
Entertainment and Exhibition Venues	S		
Sports and Fitness Establishments	<u>S</u> <u>P</u>		
Offices			
Financial Services	P		
General Offices, Business of Professional	P	P	
Materials Testing Facility	P	P	
Medical or Dental Office or Clinic	P		§ 44-1024
Medical Laboratory Facility	P	P	
Printing, Copying and Mailing Services	P	P	
Research Facility or Laboratory	S	P ¹	
Personal Services			
Clothing Care: Tailor, Dry Cleaning, Coin Laundry, Shoe Repair, etc.	P		
Instructional Studios	S		
Kennels, with no outdoor exercise areas	P ¹	P ¹	
Kennels, with outdoor exercise areas	S	<u>S</u> <u>P¹</u>	<u>§ 44-1004</u>
Personal Care: Barber Shop, Beauty Salon, Day Spa, etc.	P		
Pet Care: Grooming, day care, training	P	P	
Veterinary Office or Clinic	P ^{2 3}	P ^{2 3}	
Day-care centers	S		
Retail and Service			
Adult-use cannabis dispensing organization	S	S	§ 44-1039
Artisanal/Craft Production and Retail	P	P	
Auction Houses	P	P	
Bars, Taverns, Nightclubs	P ¹		
Building Materials and Supplies	P	P	
Catering Services	P	P	
Manufactured and Mobile Home Sales	P	P	§ 44-1023
Medical Marijuana Dispensing Organization	P ¹	P ¹	

Table 602A: Manufacturing District - Permitted and Special Uses			
	M-1	M-2	Reference
Restaurants, Cafeterias	P	P	
Retail Sales, General	S	S	
Retail sales, Outdoor	S <u>P¹</u>	<u>P</u>	
Specialty Food Shops	S	S	
INDUSTRIAL			
Manufacturing and Production, Light			
Apparel, Fabrics, Leather Industries	P	P	
Commercial Cleaning and Repair Services	P	P	
Commercial Community Kitchen	P	P	
Crematories	S ³	S ³	
Electronics Assembly Plants	P	P	
Fabricated Metal Industries	S <u>P¹</u>	P¹ <u>P</u>	
Furniture and Fixtures Industries	P	P	
Lumber and Wood Industries	P	P	
Professional, Scientific Industries	P	P	
Secondary Manufacturing Assembly Plants	S	P	
Textile Mill Products Industries		P ¹	
Trade and Construction Services	P	P	
Wholesaling, Distribution and Storage Facilities	P ¹	P ¹	
Manufacturing and Production, Heavy			
Asphaltic Concrete Plants		S	§ 44-1006
Chemicals and Allied Industries		P	
Food and Kindred Industries	P ¹	P	
Paper and Allied Products Industry	P	P	
Petroleum Refining, Related Uses	S		
Mining, Quarrying		S	§ 44-1025
Primary Metal Industries		P	
Recycling Facility		S	§ 44-1028
Refractory Lined Pit Burners		S	§ 44-1029
Refuse Disposal Services		S	§ 44-1028
Rubber and Plastic Industries		P	
Sanitary Landfills		S	§ 44-1028
Solid Waste Disposal Area		S	§ 44-1028
Stone, Clay, Glass Industries	S	P	
Waste Transfer Station		S	§ 44-1028
Storage and Equipment Yards			
Aircraft Storage	P	P	
Composting Facility	P	P	
<u>Data Centers</u>	<u>P¹</u>	<u>P</u>	<u>§ 44-1048</u>
Junkyards		S	§ 44-1022
Marine Craft Storage, Marinas	P ¹	P ¹	
Mini Warehouses	P ¹	P ¹	§ 44-1026
Parking Lot, Commercial	P ¹	P ¹	
Petroleum Products Storage	P	P	
Railroad Marshalling Yards		S	

Table 602A: Manufacturing District - Permitted and Special Uses			
	M-1	M-2	Reference
Warehouse	P	P	
Transportation			
Bus and Taxi Passenger Terminals	P		
Heliports, Heliport Terminals	S	S	
Rail Passenger Terminals	P		
Utilities			
Electricity or Natural Gas Production Plant		S	
Nuclear Power Plant		S	
Private Solar Energy Conversion Facilities	P	P	§ 44-1031
Private Wind Energy Conversion Facilities	P	P	§ 44-1036
Public or Private Utility Facility, Minor	P	P	
Radio, Television Stations-Towers	P	P	
Wireless Communication Facilities	P ⁴	P ⁴	§ 44-1037
<u>Light Industrial Uses Not Elsewhere Classified</u>	<u>S</u>	<u>P¹</u>	
<u>Heavy Industrial Uses Not Elsewhere Classified</u>		<u>S</u>	

Notes:

1. A Special Use is required when the use adjoins a Residential District boundary line.
2. The dwelling unit is allowed only as an accessory residence, intended for occupancy by ~~for~~ watchmen or caretakers of business or industrial uses permitted in that zoning district.
3. A structure containing a Crematory shall be located no closer than 300 feet to a Residential District boundary line.
4. The use is permitted as a principal use provided that the maximum height of the Wireless Communication Facility shall not exceed one foot for each two feet that such Wireless Communication Facility is set back from Protected Residential Property.

§ 44-1048 – Data Centers.

A. Administrative site plan approval shall be required pursuant to § 44-1709 of this Code.

B. Design

(1) Architectural Standards.

- (a) Frontage. Any building elevation adjacent to a public right-of-way must include either:
 - A change in the primary facade surface for every approximately 150 horizontal feet of at least one of the following: building material, pattern, texture, color, or accent material; or
 - A minimum of thirty percent (30%) of the primary facade shall be comprised of windows, doors, or similar fenestration design features such as faux windows that are generally distributed horizontally and vertically across the façade.
- (b) Entry. A data center building must include a primary entrance feature that is differentiated from the remainder of the building façade by a change in building material, pattern, texture, color, or accent material. The entrance feature must also either project or recess from the adjoining building plane.

(c) Non-frontage public facades. All façades adjacent to an exterior property line shall be designed to complement local architectural character or to blend and reduce the visual impact on the surrounding landscape. For large sites, this applies only to the first set of buildings inside the property line that may be viewed from an exterior site; buildings visible only from the interior of the site are exempt from these architectural standards. See Figure § 44-1048B1 (Example Large Site Data Center Design and Buffering Standards Plan).

(2) Height of necessary appurtenances. Chimneys, parapet walls, cooling towers, elevator bulkheads, fire towers, antennas or other necessary appurtenances commonly constructed above the roof line shall be permitted to exceed the maximum height limitations of the district in which they are located if they comply with all other pertinent ordinances of this municipality but may not exceed 65 feet. The height shall be measured as the vertical distance from the average finished grade nearest the structure to the highest point of the structure. See Figure § 44-1048B2 (Measurement of Height for Appurtenance Structures).

Figure § 44-1048B1 Example Large Site Data Center Design and Buffering Standards Plan

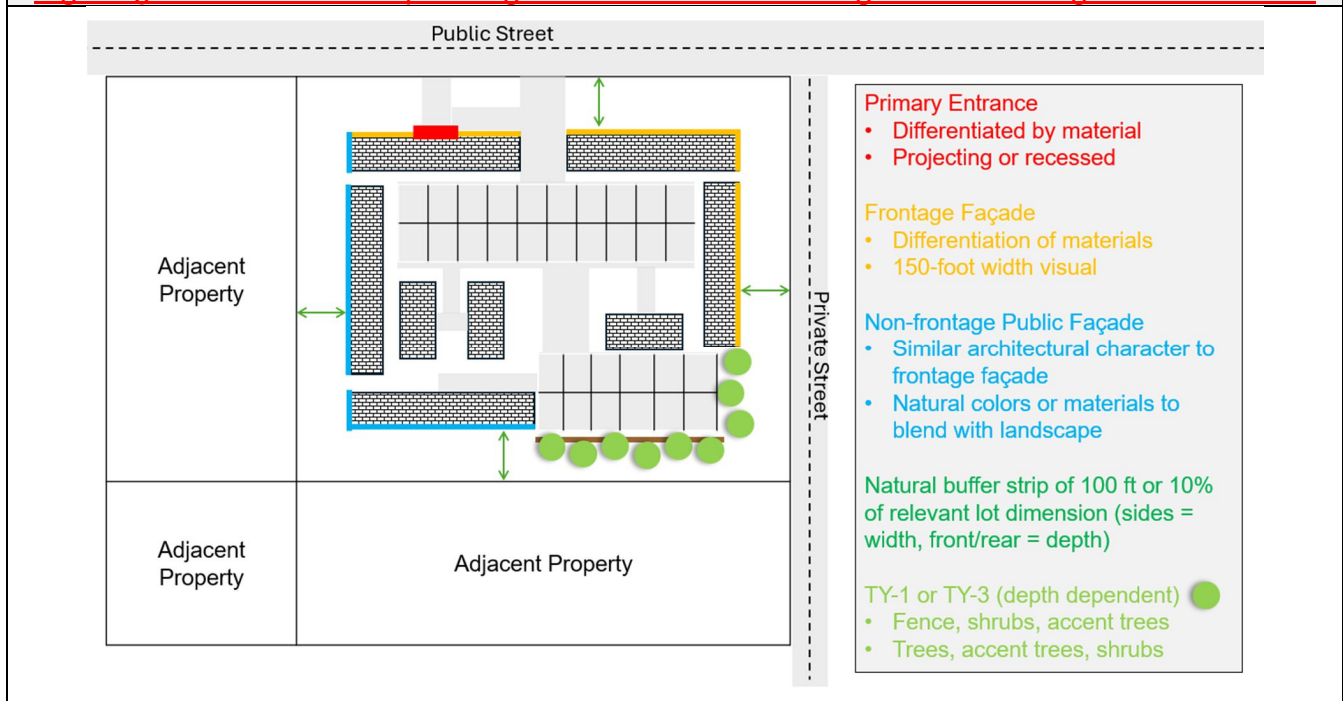
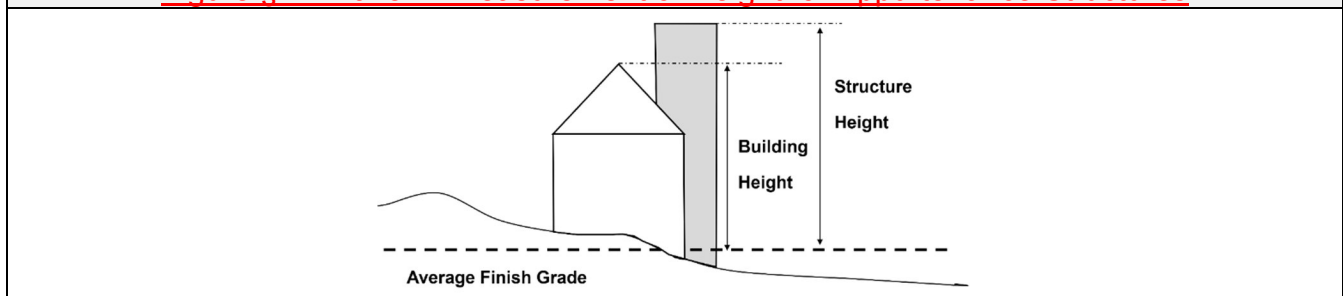


Figure § 44-1048B2 Measurement of Height for Appurtenance Structures



C. Parking and circulation.

- (1) Off-Street Parking shall be provided at a rate of at least 1.5 spaces per employee and shall be provided for each phase of development prior to the occupancy of such.
- (2) With the exception of equipment and material storage areas, all parking and traffic circulation areas shall be hard surfaced.
- (3) The facility shall have a driveway paved with an approved concrete or asphalt/concrete surface and at least 25 feet wide wherever any continuous truck traffic is proposed.
- (4) All secure entry points shall be designed and constructed to provide a safe turning radius for a 26-foot truck, on the public side, to prevent the requirement of backing for exit onto the public road.

D. Buffers and screening. In addition to the requirements of Article XIII of this Code, the following minimum buffers and screening shall be required.

- (1) A natural buffer strip, of at least 100 feet or 10% of the relevant lot dimension (width for side yards, depth for front and rear yards), whichever is less.
- (2) Portions of the property line that are not taken up by facades that comply with the architectural standards of § 44-1048A(1) shall include at least the treatment of TY-1 if the required yard is less than 10 feet, and TY-3 if the required yard is 10 feet or greater, according to the yard types established in § 44-1306B(2)(c). See Figure § 44-1048B1 (Example Large Site Data Center Design and Buffering Standards Plan).
- (3) Roof mounted mechanical units shall not require screening, unless the total building height and unit height together exceed 2.5 stories or 35 feet.

E. Noise.

(1) The standards of § 44-911C shall apply to this when located in the B-1 or M-1 zoning district.

(2) Low frequency noise readings shall not exceed the following:

- (a) 50 decibels adjacent to such use's lot line;
- (b) 35 decibels at 25 feet from such lot line; and
- (c) 30 decibels at 50 feet from such lot line.

F. Other code compliance. The proposed use shall comply with all applicable regulations, including but not limited to, of the United States and/or Illinois Environmental Protection Agency (USEPA, IEPA), National Fire Protection Agency (NFPA), McLean County Health Department, United States Department of Agriculture (USDA) and may be required to provide proof of compliance.

...

§ 44-1307 [Ch. 44, 13-7] Parking lot landscape requirements.

A. Parking lot landscape requirements. All parking lots shall include landscaping and trees located within...

B. Parking lot perimeter landscaping.

(1) Requirements. All parking lots shall comply with the following standards for perimeter landscaping...

...

(2) Exemptions. Parking lot perimeter landscaping is not required when the parking lot or vehicular use area is not visible from adjacent street right-of-way or may be modified as permitted by the ~~Economic and Community~~ Development Services Director via the Site Plan Review process.

C. Parking lot interior landscaping.

(1) Requirements. For parking lots consisting of 10 or more spaces, interior parking lot landscaping shall be...

...

(2) Exemptions. Parking lot interior landscaping may be modified as permitted by the Development Services Director via the Site Plan Review Process. Relocation of landscaping requirements within the interior parking area is generally permissible. If relocation is not possible, islands may be eliminated, but at least 80% of the original total area required must be retained.

§ 44-1604 [Ch. 44, 16-04] Definitions "D."

...

DATA CENTER

A building or a group of buildings used to house computer systems and associated components, such as telecommunications and storage systems. Data Centers are differentiated from specially designed computer rooms (such as a server room inside a general office building), by their nature as a primary use (such as an enterprise or colocation data center). Data Centers may range in size and scale, from modular systems on infill lots that can be supported by existing infrastructure, to hyperscale campuses of industrial-scale that require as much infrastructure support as a small town. All Data Centers generally includes redundant or backup power supplies, redundant data communications connections, environmental controls (e.g. air conditioning, fire suppression), and various security devices.

...

§ 44-1610 [Ch. 44, 16-10] Definitions "I."

...

IMPROVEMENT

Any building, structure, bridge area, place, work of art, parking facility, public facility, fence, gate, wall, landscaping bed, or other object constituting a physical addition to real property, or any part of such addition.

INDUSTRIAL USES

A set of uses that are employment-based, generally land-intensive and often involving processes, materials, noise, light, and hours of operation that may be incompatible in residential or mixed-use environments, without thoughtful site design or mitigation measures.

INDUSTRIAL USES, LIGHT

Any industrial use which assembles, improves, treats, compounds, packages, or operates any combination of goods, materials, equipment, or services, in such a manner so as to limit the negative externalities of the activity. Little noise, dust, odor, smoke, glare, or vibration is noticeable outside of the building in which the activity takes place. These uses typically incorporate accessory uses, such as office space or warehousing of a finished product. This use category includes, but is not limited to, printing plants, assemblers or data processing equipment, regional distribution, and research and development, but excludes basic industrial processing from raw materials, and vehicle/equipment services. High-tech and clean technology uses may be included in this category when their land use requirements or expected external impact exceed that of a general office use.

INDUSTRIAL USES, HEAVY

Heavy industrial uses include high impact and outdoor uses which are likely to have a substantial adverse effect on the environment or on surrounding properties and which require special measures and careful site selection to ensure compatibility with the surrounding area. Heavy industrial uses often include processing of raw materials and production of primary materials, or the storage or manufacturing of flammable or explosive materials, or storage or manufacturing processes that potentially involve hazardous conditions. These uses typically have the potential to create substantial noise, smoke, dust, vibration and other environmental impacts or pollution.

INFRASTRUCTURE

Public or private structures that serve the common needs of the population, such as: potable water systems ...

...

§ 44-1614 [Ch. 44, 16-14] Definitions "M."

...

MANUFACTURED AND MOBILE HOME SALES

An establishment primarily dedicated to the sale of manufactured and mobile homes in an open-air or enclosed environment. This use does not include community-based home dealers that sell within a community setting and do not acting as an intermediary, agent or broker for any manufacturer.

...

§ 44-1617 [Ch. 44, 16-17] Definitions "P."

...

PRIMARY ENTRANCE

The doorway into a building that faces a public street and is of greatest importance relative to other building entrances; the primary entrance is often the doorway facing the street on which the building is addressed.

PRIMARY FACADE

The elevation of a building that faces a public street, private street, or public place, that is not part of the same development or master plan.

...

PUBLIC PLACE

Building frontage at least 30 feet wide which is accessible unobstructed for the Fire Department.

...

§ 44-1621 [Ch. 44, 16-21] Definitions "T."

...

TOWING SERVICES

~~A service for the relocation of a disabled, unsafe, or illegally parked motor vehicle to a place of repair or an approved facility for proper disposal.~~ Establishment that provides for the removal and temporary storage of vehicles but does not include disposal, permanent disassembly, salvage, or accessory storage of inoperable vehicles.

...

§ 44-1623 [Ch. 44, 16-23] Definitions "V."

...

[Vehicle] Storage

~~A structure or part thereof~~ Any lot, land, parcel, building, structure, or part thereof, used for the storage, or long-term parking, or servicing of motor vehicles, but not for the repair thereof. This includes, but is not limited to, cars, boats, and Recreational Vehicles (RVs).

...

§ 44-1702 [Ch. 44, 17-2] Decision-making bodies (Zoning Board of Appeals, Historic Preservation Commission, Planning Commission).

A. General

...

(3) Meetings.

- (a) A quorum shall consist of a majority of the members currently serving. All decisions or actions of the Board or commission shall be made by a majority vote of those members present and voting at any meeting where a quorum exists.

- (b) The decision-making bodies shall establish annual meeting schedules, which shall include at least one meeting per month to be held at a regular time and place. Meetings ~~shall~~ may also be held at ~~regularly scheduled times established herein or at~~ any time upon the call of the chairperson.
- (c) No member of the Board or commission shall vote on any matter that may materially or apparently affect the property, income, or business interest of that member.
- (d) The chairperson, and in his or her absence the acting chairperson, may administer oaths and compel the attendance of witnesses.
- (e) All meetings shall be conducted in accordance with the Open meetings Act, 5 Illinois Compiled Statutes 120/1, et seq. All meetings shall provide opportunity for public comment pursuant to local ordinances. Meeting minutes shall be prepared and maintained in accordance with local and state law.

...

B. Zoning Board of Appeals.

...

- ~~(4) Meetings. Meetings shall be held on the third Wednesday of each month at 4:00 p.m. or at any time upon the call of the chairperson at such times and place as the Board may determine.~~

C. Historic Preservation Commission.

...

(4) Meetings. Limitations.

- ~~(a) Meetings shall be held on the third Thursday of each month at 5:00 p.m. or at any time upon the call of the chairperson at such times and place as the Commission may determine.~~
- ~~(b)~~ No action shall be taken by the Preservation Commission that could in any manner deprive or restrict the owner of a property in its use, modification, maintenance, disposition, or demolition until such owner shall first have had the opportunity to be heard at a public meeting of the Preservation Commission, as provided herein.

...

D. Planning Commission.

...

- ~~(4) Meetings. Meetings shall be held on the first Wednesday of each month at 4:00 p.m. or at any time upon the call of the chairperson at such times and place as the Commission may determine.~~

...

§ 44-1704 [Ch. 44, 17-4] Application processing.

A. Completeness review. An application shall not be considered by any decision-making body unless such...

- (5) All applications must be deemed complete at least ~~24~~ 28 days prior to a meeting or public hearing, unless otherwise allowed by the review official...

...

§ 44-1705 [Ch. 44, 17-5] Notice and public hearings.

A. Required legal notice. After an application has been certified as required by § 44-1704, the applicable review or...

B. Courtesy notice. In addition to any required legal notice as provided herein, courtesy notice may be given at the direction of the Director of Economic and Community Development.

- (1) Notice shall also be sent by mail or personal delivery to the property owner as shown on the records of the Local Tax Assessor's Office of record of all parcels, lying in whole or in part within ~~500~~ 250 feet, inclusive...

...

§ 44-1707 [Ch. 44, 17-7] Special uses.

...

D. Application requirements.

- (1) An application for a special use permit shall be submitted on the form provided by the Office of the ~~Economic and Community~~ Services Department.
- (2) The application shall include a statement describing the nature of the proposed use and a full-size, legible site plan.
- (3) Applications shall conform to the requirements of § 44-1703. The information requested on the application is deemed to be a minimum, and the applicant may be required to supply additional information prior to the public hearing on their requests.
- (4) The site plan shall be prepared to scale and provide the following information on one or more sheets, to permit the review of compliance with the relevant standards and provisions:
- (a) ~~Location by Section, Town and Range or other~~ Legal description, or common address and PIN;
 - (b) ~~Names and addresses of the persons having proprietary interest over the property~~;
 - (c) ~~Graphic (engineering) scale~~;
 - (d) North-points;
 - (e) ~~Date of preparation~~;
 - (f) The boundary lines of the property in question;
 - (g) ~~Location of all survey monuments and their descriptions~~;
 - (h) ~~Proposed~~ Location, width, and type of surface material of all existing and proposed sidewalks, pedestrian ways, driveways, parking areas, service areas, and recreation areas;
 - (i) Size, location, height, number of stories, building design, and arrangement of proposed buildings and structures and existing buildings and structures;

- (j) Size and location of existing or proposed parking areas, with arrangement and dimensions of parking spaces and bays and aisles and curb cuts, and with indication of the total number of spaces;
- (k) Size, location, and composition of all proposed fencing, refuse enclosures and landscaped screening material, if the project would result in new refuse enclosures or refuse enclosure changes;
- (l) Landscaping plan indicating size, location, and general characteristics of plant materials as specified in Article XIII of this Zoning Ordinance, if the project would result in new landscaping or landscape changes;
- (m) A site drainage plan for the proposed project if required;
- (n) A photometric/lighting plan for the proposed project if the project would result in new exterior lighting or changes to exterior lighting.

...

§ 44-1708 [Ch. 44, 17-8] Variations (Variances).

...

A. Applicability.

...

- (2) The Zoning Board of Appeals may grant variations only in specific instances where there would be practical difficulties or particular hardships (physical, not economic) in carrying out the strict letter of those sections of this Code stated herein, due to a particular physical characteristic or set of characteristics, of the subject property.

...

- G. Approval. An affirmative vote of four members is required to approve the variance. If approval is established by fewer than four members the case may be referred to City Council for final action.

...

§ 44-1709 [Ch. 44, 17-9] Site plan review.

...

C. Application requirements.

- (1) An application for a site plan review shall be submitted on the form provided by the Office of the ~~Economic and Community~~ Development Services Department.
- (2) Applications shall conform to the requirements of § 44-1703. The information requested on the application is deemed to be a minimum, and the applicant may be required to supply additional information.
- (3) The site plan shall be prepared to scale and provide the following information on one or more sheets to permit the review of compliance with the relevant standards and provisions:
 - 1. ~~Location by Section, Town and Range or other~~ Legal description, or common address and PIN;

2. ~~Names and addresses of the persons having proprietary interest over the property;~~
3. ~~Graphic (engineering) scale;~~
4. North-points;
5. ~~Date of preparation;~~
6. The boundary lines of the property in question;
7. Size, location, height, number of stories, building design, and arrangement of proposed buildings and structures and existing buildings and structures;
8. ~~Schematic drawings illustrating the l~~ocations and dimensions of proposed buildings and structures, the design and character of the building, elevations, exterior building materials and types of construction of all proposed buildings and structures;
9. ~~A scaled site plan showing the e~~Existing buildings and land uses, contiguous land uses, natural topographic features, zoning districts, public thoroughfares, transportation, and utilities.
10. ~~A scaled site plan of the proposed development showing l~~ot area, the required yards and setbacks, contour lines, common space, and the location, floor area ratio, lot area coverage and heights of buildings and structures, size, and location of proposed parking areas with dimensions of parking spaces and arrangement of bays and aisles and curb cuts, and with indication of the total number of spaces;
11. ~~Schematic drawings illustrating the design and character of the building elevations, types of construction, and f~~loor plans of all proposed buildings and structures. The drawings shall also include a schedule showing the number, type, and floor area of all uses or combinations of uses, and the floor area of the entire development.
12. Size, location, and composition of all proposed fencing, refuse enclosures, and landscaped screening material;
13. Landscaping plan indicating size, location, and general characteristics of plant materials as specified in Article XIII of this Zoning Ordinance if the project would result in new landscaping or landscape changes.
14. A site drainage plan for the proposed project if required.
15. A photometric/lighting plan for the proposed project if the project would result in new exterior lighting or changes to exterior lighting.

...

§ 44-1711[Ch. 44, 17-11] Demolition review.

A. Applicability. Except for local historic landmarks zoned S-4 and buildings located in a local S-4 historic district where district-specific regulations apply, structures buildings shall be subject to the requirements of this section where:

- (1) The proposed demolition exceeds 500 square feet of gross floor area; and
- (2) The structure building was constructed more than 50 years before the date of the application for a demolition permit, as determined on the basis of available records.

B. Administrative review of demolition. Upon receipt of an application for a demolition permit, or a building permit involving demolition, the Director ~~of Economic and Community Development~~ Services shall review the application to determine if the structure building meets the criteria of Subsection A. If it does, the Director of ~~Economic and Community Development~~ Services shall:

- (1) Notify the applicant in writing within ~~40~~ five (5) business days that the application for demolition must be reviewed before proceeding.
- (2) Within ~~40~~ five (5) business days, forward a copy of the application to the Preservation Commission chairperson and any standing committee of the Preservation Commission that is empowered to review demolition permits.
 - (a) Within ~~five~~ 10 business days of a receipt of the copy of the application, the chairperson or duly authorized committee shall issue a preliminary recommendation regarding the granting of the demolition permit. If a favorable recommendation is issued, the demolition permit shall be issued. If the chairperson or committee determines that the building is potentially significant pursuant to the standards of § 44-804B, a recommendation may be made in opposition to granting the demolition permit.
 - (b) If the chairperson or committee determines that the structure building is potentially significant, it shall schedule a public hearing review before the Preservation Commission to consider the structure building 's historical or architectural significance. Said hearing shall be scheduled and conducted at the next Regular Meeting of the Commission. ~~within 45 days of initial submittal of the permit application.~~ The City shall give courtesy notice in the manner prescribed by § 44-1705B(2).

C. Public hearing Procedure.

- (1) Public review. ~~The p~~Public hearing review shall be conducted generally in accordance with the procedures of § 44-1705, and although may be less formal, shall still comply with the requirements of substantive and procedural due process.
 - ~~(a) The Preservation Commission shall hear all public testimony regarding the potential significance of the building and the proposed demolition.~~
- (2) Decision.
 - (a) At the conclusion of the hearing review, the Commission shall make findings and issue a determination as to the significance of the structure building, and the technical or practical feasibility of preserving or restoring it.

~~D. Decision.~~

- (b) If the structure building is determined to be not significant or not suitable for preservation or restoration, the Director ~~of Economic and Community~~ Development Services shall cause such demolition or building permit to be issued, provided that it complies with all other requirements of the Code.
- (c) If the structure building is determined to be significant and suitable for preservation or restoration, the Preservation Commission may request a stay of demolition, of up to 10 business days, to allow alternatives considered during the review to be explored, prior to issuance of the demolition or building permit. ~~Director of Economic and Community Development shall conduct a meeting between the chairperson or~~

~~committee and the owner (or his or her representative), within 10 days of the public hearing, to discuss alternatives to demolition.~~

E. Demolition.

- (1) The demolition review process shall not delay the issuance of a demolition or building permit by more than 60 days.
- (2) If no alternatives to demolition have been identified and agreed to by the applicant within said sixty-day period, the Director of ~~Economic and Community~~ Services Development shall cause the demolition or building permit to be issued provided that it complies with all other requirements of this Code.
- (3) Nothing in this section shall be construed to prevent immediate demolition or partial demolition where public safety is at risk and where the building has been determined by the Building Official to be a public hazard and demolition is the only viable recourse.

...