

**AGENDA
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, FEBRUARY 22, 2017 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET
BLOOMINGTON, ILLINOIS**

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

A public comment period not to exceed thirty (30) minutes will be held during each Board and Commission meeting, as well as all regularly scheduled City Council meetings, Committee of the Whole meetings, meetings of committees and/or task forces (hereinafter "committees") created by the City Council, work sessions, and special meetings of the City Council. Nothing herein shall prohibit the combination of meetings, at which only one public comment period will be allowed.

Anyone desiring to address the Board, Commission, Committee or City Council, as applicable, must complete a public comment card at least five (5) minutes before the start time of the meeting. Public comment cards shall be made available at the location of the meeting by City staff at least 15 minutes prior to the start time of the meeting. The person must include their name, and any other desired contact information, although said person shall not be required to publicly state their address information. If more than five individuals desire to make a public comment, the order of speakers shall be by random draw. If an individual is not able to speak due to the time limitation and said individual still desires to address the individuals at a future meeting of the same type, said individual shall be entitled to speak first at the next meeting of the same type. (Ordinance No. 2015-46))

4. MINUTES: Review the minutes of the January 11, 2017 regular meeting of the Bloomington Planning Commission.

5. REGULAR AGENDA:

A. Z-03-17 Public hearing, review and action on a resolution to adopt the Official 2016 Zoning Map for the City of Bloomington.
City Council: March13, 2017

6. OLD BUSINESS

Zoning Ordinance Update

7. NEW BUSINSS

8. ADJOURNMENT

For further information contact:
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Department of Community Development
Government Center
115 E. Washington Street, Bloomington, IL 61701
Phone: (309) 434-2226 Fax: (309) 434-2857
E-mail: *ksimpson@cityblm.org*

**DRAFT MINUTES
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, JANUARY 11, 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET, BLOOMINGTON, ILLINOIS**

MEMBERS PRESENT: Mr. Justin Boyd, Ms. Megan Headean, Mr. James Pearson, Mr. John Protzman, Mr. Ryan Scrtichlow, Mr. Kevin Suess, Chairman David Stanczak

MEMBERS ABSENT: Mr. J. Balmer, Mr. Eric Penn

OTHERS PRESENT: Mr. Tom Dabareiner, Director of Community Development; Ms. Katie Simpson, City Planner; Mr. George Boyle, City Attorney; Mr. Kevin Kothe, City Engineer; Mr. Tony Meizelis, Civil Engineer I; Mr. Austin Grammer, Economic Development Coordinator.

CALL TO ORDER: Chairman Stanczak called the meeting to order at 4:01 PM

ROLL CALL: Mr. Dabareiner called the roll. With seven members in attendance, a quorum was present.

PUBLIC COMMENT: There being no public comments the Commission moved on to approval of the minutes.

MINUTES: The Commission reviewed the December 14, 2016 minutes. No changes were proposed and Mr. Scrtichlow moved to approve the minutes as written; Mr. Pearson seconded the motion, which was passed by a voice vote of 7-0.

REGULAR AGENDA:

PS-01-17 Public hearing, review and action on the petition submitted by Sunrise Company LLC requesting approval of the “Shirk Commercial Revised Preliminary Plan” for the property located at the southwest corner of College Avenue and Hershey Road, approximately 35.56 acres.

Chairman Stanczak introduced the case. Ms. Simpson presented staff’s report and summarized the purpose for the hearing. She stated that there are a few updates to the preliminary plan staff is still awaiting from the developer. She noted the zoning and described the surrounding area and properties. She stated this property is a Tier One property in the comprehensive plan. She reviewed the intention to place a Kroger grocery store on the property, described the outlots, and located the private drive. She highlighted the access points to the various lots. Ms. Simpson reviewed the standards for approval of preliminary plan. She stated the plan and use aligns favorably with the comprehensive plan. She stated staff is recommending in favor with the condition that the changes requested be made prior to council consideration.

Chairman Stanczak asked if the north-south access drive would remain private; Ms. Simpson responded yes. Mr. Scritchlow asked if this was the property rezoned a few months ago and whether the rezoning aligns with the proposed lot configurations; Ms. Simpson noted that it was rezoned to B-1 from Manufacturing and it aligns with the proposed Lot 12 which is the north-south access drive. Mr. Kothe stated that staff is fine with the road remaining private.

Mr. William Wetzel, attorney for the property owner, was sworn in and spoke on behalf of the petitioner. He complimented City staff for the review process and detailed report. He introduced Mr. Jim Shirk as the property owner, and Don Adams, Farnsworth Group, and Brianna Cotton, Kroger as consultants on the project. Mr. Wetzel reviewed the approval process for preliminary plans in the City. He made the group representing the petition available for questions from the Commission.

Mr. Scritchlow asked why the southern entrance along Hershey Road was not lined up across from Sommerfield Boulevard; Mr. Kothe noted that typically staff would seek such an alignment however this location fit with the proposed Kroger site plan and was far enough away from Sommerfield to be able to not require the alignment.

Mr. Jim Schutter, Newmark Grubb Knight and Frank, representing the nearby Parkway Shopping Center, was sworn in. He asked about store size and timing for the development. Brianna Cotton, representing Kroger, responded to the question, noting this will be a 128,000 square foot store and their intention is to start construction later this year and open in 2018.

Mr. John Kanski, 3 Honeysuckle Court, was sworn in. He expressed concerns about potential impact on traffic of the development from the northern entrance along Hershey Road. Mr. Kothe noted that where entrances are located close to intersections, the access is restricted to right-in-right-out with a barrier median to prevent further congestion.

Mr. Boyle asked how close the petitioner is to addressing the remaining comments from staff. Mr., Simpson described the needed changes and stated she expects the corrections with a day.

Mr. Pearson motioned to approve the revised preliminary plan in PS-01-17 as presented; seconded by Ms. Headean. The following votes were cast: Mr. Pearson—yes, Ms. Headean—yes, Mr. Scritchlow—yes, Mr. Boyd—yes, Mr. Protzman—yes, Mr. Suess—yes, Chairman Stanczak—yes. Motion **approved** 7-0.

OLD BUSINESS:

Zoning Ordinance Update. Ms. Simpson stated that staff is meeting this week with the consultant and that we hope to have something more to report later this month.

NEW BUSINESS

None

ADJOURNMENT: Mr. Boyd moved to adjourn; seconded by Mr. Scritchlow, which passed unanimously by voice vote. The meeting was adjourned at 4:26 pm.

Respectfully,

Tom Dabareiner AICP
Community Development Director

**CITY OF BLOOMINGTON
REPORT FOR THE PLANNING COMMISSION
FEBRUARY 22, 2017**

SUBJECT:	TYPE:	SUBMITTED BY:
Adoption of official 2016 Zoning Map	Adoption of the City's official 2016 Zoning Map	Katie Simpson City Planner

REQUEST

That the Planning Commission recommend City Council pass a resolution to adopt the official 2016 Zoning Map for the City of Bloomington.

Background

Adoption of the official zoning map for the preceding calendar year is an annual, routine practice explained in Section 44.5-2 of the City's Code. The revised official Zoning Map should indicate all changes made during the preceding calendar year.

Project Description

The proposed official Zoning Map (attached) contains all approved Zoning Map Amendments approved by City Council from the 2016 calendar year, January 1, 2016 through December 31 2016.

Compliance with the Comprehensive Plan

Adoption of the official 2016 Zoning Map is in accordance with Section 44.5-2 of the City's Code as well as Goal 6, Objective b of the 2015 Strategic Plan Goals, "City decisions consistent with plans and policies."

In accordance with the Illinois Municipal Code (65 ILCS 5/11-13-19) the City is required to adopt and publish an official zoning map no later than March 31 each year. The map should clearly show the existing zoning uses, divisions, restrictions, regulations and classifications for the preceding calendar year. In 2016, the following properties were rezoned:

Case Number	Address	Size (Acres)	Description	Ordinance Number
Z-02-16	1110 Redwood Ave.	0.24	R-1C TO B-1	2016-21
Z-03-16	1112 Redwood Ave.	0.24	R-1C TO B-1	2016-22
Z-06-16	Hershey Rd. and College Ave.	17.5	M-1 TO B-1	2016-23
Z-09-16	South of Enterprise Dr. and North of Valley View Dr. and West of Wylie Dr.	4.40	B-1 TO M-1	2016-38
Z-10-16	The Grove at Kickapoo Creek 7 th Addition	18.85	Annex/ R-1C	2016-12
Z-11-16	24 Szarek Dr.	2.18	Annex/ R-1A	2016-51
Z-16-16	2101 E Washington St.	3.84	R-3B TO S-2	2016-55
Z-19-16	1910 S Morris Ave.	1.46	R-1C TO B-2	2016-68
Z-26-16	2229 Springfield Rd.	2.50	Annex/ B-1	2016-99
Z-28-16	827 W Jackson St.	0.166	C-2 to R-1C	2016-94
Z-29-16	829 W Jackson St.	0.141	C-2 to R-1C	2016-95

Agenda Item A.

Z-34-16	931 W MacArthur Ave.	0.127	S-4	2016-104
Z-35-16	901 W MacArthur Ave.	0.154	S-4	2016-102
Z-36-16	913 W MacArthur Ave.	0.138	S-4	2016-103

Therefore it is necessary for the City to adopt an official zoning map for 2016.

STAFF RECOMMENDATION:

Staff recommends the City of Bloomington Planning Commission approve a motion recommending that the City Council pass a resolution to adopt the official 2016 Zoning Map for the City of Bloomington.

Respectfully submitted,

Katie Simpson
City Planner

Attachments:

1. Resolution
2. 2016 Zoning Map with changes circled in black
3. Proposed official 2016 Zoning Map
4. Newspaper Publication

RESOLUTION NO. 2017 -

**A RESOLUTION ADOPTING THE OFFICIAL 2016 ZONING MAP FOR THE CITY OF
BLOOMINGTON**

WHEREAS, pursuant to 65 ILCS 5/11-13-19 of the Illinois Municipal Code, the corporate authorities shall cause to be published, no later than the thirty first (31st) day of March each year, a map clearly showing the existing zoning uses, divisions, restrictions, regulations and classifications of such municipality for the preceding calendar year, and;

WHEREAS, the map published by the corporate authority shall be the Official Zoning Map, and;

WHEREAS, pursuant to Chapter 44.5-2 of the Bloomington City Code, one (1) copy of the Official Zoning Map and thereafter one (1) copy of the current annual revision thereto are to be kept for public inspection in the Office of the City Clerk and in the office of the Director of Planning and Code Enforcement, and;

WHEREAS, each such map shall be identified by the signature of the Mayor, attested by the City Clerk and bearing the seal of the City under the words: This is to certify that the Official Zoning Map supersedes and replaces the previous Official Zoning Map and is part of Chapter 44 of the Bloomington City Code, 1960, as amended, and;

WHEREAS, the City of Bloomington Planning Commission, after proper notice was give, conducted a public hearing on the 2016 Zoning Map and determined that said Map incorporates the zoning map amendments adopted during the previous calendar year, and;

WHEREAS, the City of Bloomington Planning Commission, by a motion, recommended the City Council pass a resolution adopting the Official 2016 Zoning Map, and;

WHEREAS, the City Council of said City has the power to pass this resolution and adopt the Official 2016 Zoning Map.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Bloomington, McLean County, Illinois:

1. The Official 2016 Zoning Map of said City is hereby approved

PASSED this ____ day of _____, 2017.

APPROVED this ____ day of _____, 2017.

ATTEST:

Cherry Lawson
City Clerk

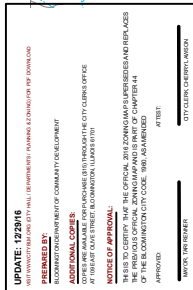
APPROVED:

Tari Renner
Mayor



Streets
Railroads
Streams
S-3 Airport Noise Impact District
S-4 Historic District

A	Agricultural
B-1	Highway Business District
B-2	General Business District
B-3	Central Business District
C-1	Office District
C-2	Neighborhood Shopping District
C-3	Community/Regional Shopping District
M-2	Restricted Manufacturing District
M-3	General Manufacturing District
R-1A	Low Density Single-Family Residence District
R-1B	Medium Density Single-Family Residence District
R-1C	High Density Single-Family Residence District
R-1H	Single-Family Manufactured Home Residence District
R-2	Mixed Residence District
R-3A	Medium Density Multiple-Family Residence District
R-3B	High Density Multiple-Family Residence District
R-4	Manufactured Home Park District
GAP-1	Estate House, Manor
GAP-2	House, Estate House, Manor
GAP-3	House, House, Manor, Apt on corners
GAP-4	Tronic House, House, Manor, Apt on corners
GAP-5	Commercial, Cottage Commercial, Towns, Apt
GAP-6	Warehouse
S-1	University District
S-2	Public Lands and Institutions District
S-5	Airport District
W-1	Weekend District





OFFICIAL 2016 ZONING MAP

3,000 1,500 0 3,000 Feet

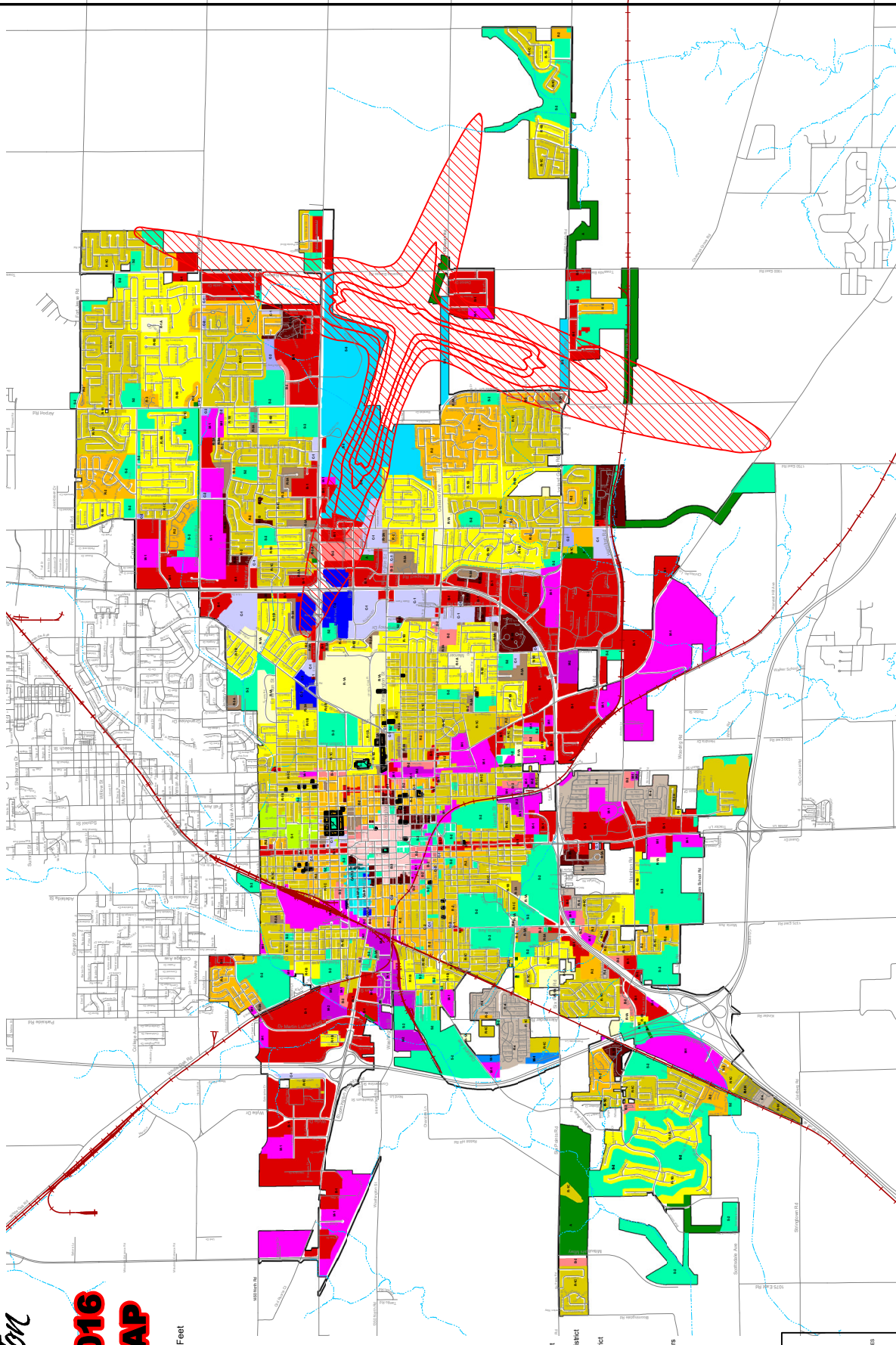


Legend

- Streets
- Railroads
- Streams
- S-3 Airport Noise Impact District
- S-4 Helonic District

Zoning Classifications

- A Agricultural
- B-1 Highway Business District
- B-2 General Business District
- B-3 Central Business District
- C-1 Office District
- C-2 Neighborhood Shopping District
- C-3 Community/Regional Shopping District
- M-1 Restricted Manufacturing District
- M-2 General Manufacturing District
- R-1A Low Density Single-Family Residence District
- R-1B Medium Density Single-Family Residence District
- R-1C High Density Single-Family Residence District
- R-1H Single-Family Manufactured Home Residence District
- R-2 Medium Density Multiple-Family Residence District
- R-3A Medium Density Multiple-Family Residence District
- R-3B High Density Multiple-Family Residence District
- R-4 Manufactured Home Park District
- GAP-1 Estate House, Manor
- GAP-2 House, Estate House, Manor
- GAP-3 Iconic House, Manor, Apt on corners
- GAP-4 Iconic House, Manor, Rowhouse, Apt on corners
- GAP-5 Commercial, Cottage Commercial, Iconic, Apt
- GAP-6 Warehouse
- S-1 University District
- S-2 Public Lands and Institutions District
- S-5 Airport District
- W-1 Warehouse District



UPDATE: 12/29/16

PREPARED BY: CITY OF BLOOMINGTON, ILLINOIS

APPROVED BY: CITY COUNCIL

APPROVED: [Signature]

FOR INFORMATION OF THE PUBLIC, THE CITY OF BLOOMINGTON, ILLINOIS, HAS ADOPTED THE FOLLOWING ZONING MAP.

THE ZONING MAP IS A PUBLIC DOCUMENT AND IS AVAILABLE FOR REVIEW BY THE PUBLIC.

THE ZONING MAP IS A PUBLIC DOCUMENT AND IS AVAILABLE FOR REVIEW BY THE PUBLIC.

NOTICE OF APPEAL

IF YOU ARE AFFECTED BY THE ZONING MAP, YOU MAY APPEAL THE ZONING MAP TO THE CITY COUNCIL.

THE APPEAL MUST BE FILED WITH THE CITY CLERK'S OFFICE WITHIN 30 DAYS OF THE DATE OF ADOPTION.

FOR MORE INFORMATION, CONTACT THE CITY CLERK'S OFFICE.

APPROVED: [Signature]

ATTEST: [Signature]

2016 ZONING MAP

20864329
CITY OF BLOOMINGTON
PUBLIC HEARING NOTICE
Planning Commission
February 22, 2017

Notice is hereby given that the Planning Commission of the City of Bloomington, Illinois, will hold a public hearing scheduled for Wednesday, February 22, 2017 at 4:00 p.m. in the Council Chambers of City Hall Building, 109 E. Olive St., Bloomington, Illinois for the

Public Notices

consideration, and review of a resolution to approve the 2016 City Of Bloomington Official Zoning Map, an annual revision to the Official Zoning Map encompassing all changes made during the preceding calendar year (44.5-2).

All interested persons may present their views upon such matters pertaining thereto. All accompanying documents are on file and available for public inspection in the Department of Community Development at 115 E Washington Street, Suite 201, Bloomington, IL.

In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearing will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk, preferably no later than five days before the hearing. The City Clerk may be contacted either by letter at 109 E. Olive St., Bloomington, IL 61701, by telephone at 309-434-2240, or email cityclerk@cityblm.org. The City Hall is equipped with a text telephone (TTY) that may also be reached by dialing 309-829-5115.

Published: Monday, February 6, 2017