MINUTES
PUBLISHED BY THE AUTHORITY OF THE PLANNING COMMISSION OF BLOOMINGTON, ILLINOIS
REGULAR MEETING
COUNCIL CHAMBERS
109 EAST OLIVE STREET
BLOOMINGTON, IL
WEDNESDAY, JANUARY 13, 2020 4:00 P.M.
THIS MEETING WILL BE HELD VIRTUALLY. LIVE STREAM AVAILABLE AT:
www.cityblm.org/live

Prior to 15 minutes before the start of the meeting, 1) those persons wishing to provide public comment or testify at the meeting must register at www.cityblm.org/register, and/or 2) those persons wishing to provide written comment must email their comments to publiccomment@cityblm.org.

Physical attendance is prohibited in compliance with City Hall COVID-19 protocols and social distancing. The rules for participation and physical attendance may be subject to change due to changes in law or to executive orders relating to the COVID-19 pandemic occurring after the publication of this agenda. Changes will be posted at www.cityblm.org/register.

The Planning Commission convened in Regular Session virtually via Zoom conferencing with City Planner Katie Simpson and Chairperson Megan Headean in-person in City Hall's Council Chambers at 4:01 p.m., Wednesday, January 13, 2021. The meeting was live streamed to the public at www.cityblm.org/live. The meeting was called to order by Chairperson Headean.

ROLL CALL

Attendee Name	Title	Status
Ms. Megan Headean	Chair	Present
Mr. Tyson Mohr	Vice Chair	Present
Mr. Justin Boyd	Commissioner	Present
Mr. Thomas Krieger	Commissioner	Present
Ms. Megan McCann	Commissioner	Present
Mr. Mark Muehleck	Commissioner	Present

Mr. David Stanczak	Commissioner	Present
Ms. Sheila Montney	Commissioner	Present
Mr. John Danenberger	Commissioner	Present
Mr. George Boyle	Assistant Corporate Counsel	Present
Mr. Craig McBeath	Information Systems Director	Present
Ms. Katie Simpson	City Planner	Present
Ms. Kimberly Smith	Assistant Economic & Community Development Director	Present
Ms. Caitlin Kelly	Assistant City Planner	Present

COVID-19

Chairperson Headean explained that this meeting was held virtually via live stream pursuant to the gubernatorial executive order 2020-07, Section 6. Public comment was accepted until 15 minutes before the start of the meeting. Written public comment must have been emailed to publiccomment@cityblm.org and those wishing to speak live must have registered at https://www.cityblm.org/register at least 15 minutes prior to the meeting. City Hall was closed to the public.

PUBLIC COMMENT

This meeting is being held virtually via live stream. Public comment will be accepted up until 15 minutes before the start of the meeting. Written public comment must be emailed to publiccomment@cityblm.org and those wishing to speak live must register at https://www.cityblm.org/register prior to the meeting.

No public comment provided.

MINUTES

Mr. Krieger made a motion to approve the minutes of the December 9, 2020 meeting. Mr. Boyd seconded. Roll call vote: Mr. Stanczak – Yes, Mr. Danenburger – Yes, Muehleck – Yes, Mr. Krieger – Yes, Mr. Mohr – Yes, Ms. Montney – Yes, Ms. McCann – Yes, Chairperson Headean – Yes. (9-0-0)

REGULAR AGENDA

Note, due to COVID-19 social distancing considerations, this meeting is held virtually. Those wishing to testify or comment remotely regarding a public hearing listed below must register at https://www.cityblm.org/register at least 15 minutes prior to the start of the meeting.

A. **PS-05-20** Public hearing, review, and action on petition submitted by Bill Piefer requesting approval of an amendment to the Harvest Pointe Preliminary Plan, approximately 14 acres located north of Route 9 and east of Towanda Barnes Road. (Ward 3).

Chairperson Headean called for the staff report. Ms. Simpson explained that staff recommended in favor of the preliminary plan and proposed waivers, consisting of a waiver to allow more than 15 lots fronting on a cul-de-sac and a waiver to permit a decrease in the single-family attached lot width in the R-2 District.

The property is currently undeveloped and bordered by a church, duplexes, single-family residences, and vacant land. Ms. Simpson stated that the subject property is designated as Tier 1 priority infill per the comprehensive plan's Land Use Priorities map and noted as an "emerging area" in the Future Land Use map.

Ms. Simpson went on to explain that this proposed amendment to the initial approved preliminary plan applies only to 13 acres on the subdivision's south side. She mentioned that staff supports the requested cul-de-sac waiver due to the length of the more narrow lots and the difficulty of implementing alternative street configurations. Regarding the requested lot width waiver, Ms. Simpson said that the reduction by two feet still allows for adequate separation between units and it would allow the developer to make reasonable use of the property.

Ms. Simpson reviewed the existing infrastructure serving the area, including a sanitary and storm sewer. She stated that new infrastructure would be installed at the developer's expense, and that the developer has proposed the construction of a local street. She also reviewed the parkland dedication requirements, explaining that the developer proposed an acre of parkland adjacent to the detention basin. Its location would provide additional buffering between this subdivision and neighboring residences.

Ms. Simpson reviewed the subdivision code standards, expressing staff's conclusion that each of the standards have been met. Likewise, she stated that the requested waivers meet the standards for granting waivers.

Chairperson Headean clarified whether the subject properties are Tier 1 or Tier 2 according to the Land Use Priorities map. Ms. Simpson confirmed that the properties are Tier 1.

Mr. Mohr asked whether the city will maintain the parkland and whether there is any plan for it; Ms. Simpson answered that the city is responsible for developing and maintaining it, mentioning that there are no other park spaces accessible to residents in this area. Mr. Mohr sought clarification that the streets would be public. Ms. Simpson said yes.

Chairperson Headean swore in the petitioner's legal representative, Jason Barickman, for testimony. Mr. Barickman mentioned that the market conditions did not support the initial intended zoning and use. He also mentioned having been in communication with IDOT regarding a needed left turn lane on Route 9.

Neil Finlan, an engineer with the Farnsworth Group, was sworn in. Mr. Finlan reiterated the importance of the park's site within the subdivision and mentioned that a fee in lieu of parkland dedication had been contributed previously as well. Regarding the waivers, Mr. Finlan explained that they are seeking narrower lots because they represent market interests in Bloomington-Normal and suit the property. In terms of the waiver requested for cul-de-sac frontage, Mr. Finlan mentioned that the waiver is related to the length of the cul-de-sac.

Mr. Mohr asked Mr. Finlan about the approximate cost of infrastructure being built as well as the cost incurred by the city. Mr. Finlan said he was uncertain of the estimates, but that the developer would incur the cost of construction.

Chairperson Headean closed the public hearing. Mr. Mohr asked Ms. Simpson whether the City has an approximation of the cost of maintenance; Ms. Simpson said no. Mr. Mohr expressed hesitation with the first finding of fact due to the unknown fiscal impact of the development on the city and moved to adopt the other findings of fact. Mr. Boyd seconded.

Chairperson Headean asked at what point the city performs a fiscal analysis; Ms. Simpson stated that it is not generally part of the initial review, but that it could be incorporated into it. She also mentioned a 2013 fiscal impact analysis authored by the MCRPC that gives some idea as to this impact. Ms. Simpson asked whether Mr. Mohr is interested in the expense or the expense in relation to projected revenues. Mr. Mohr explained that accepting responsibility for maintenance is a liability, and that he is interested in what sorts of assets would back the liability. Ms. Simpson explained that since the preliminary plan is more conceptual, developers propose a bond or surety valued at 110% of the cost of the infrastructure at the time of final platting. The City holds onto the bond or surety until the infrastructure has been inspected and confirmed to meet city standards.

Mr. Stanczak mentioned the difficulty in projecting the cost of maintenance given the longevity of the infrastructure and expressed concern that assessing the cost upon the developer would make the cost of the housing untenable.

Mr. Boyd suggested voting on the previous motion and moving the present discussion to the new business portion of the agenda. Roll call vote: Mr. Stanczak – Yes, Mr.

Danenburger – Yes, Mr. Boyd – Yes, Mr. Muehleck – Yes, Mr. Krieger – Yes, Mr. Mohr – Yes, Ms. Montney – Yes, Ms. McCann – Yes, Chairperson Headean – Yes. (9-0-0)

Mr. Boyd made a motion to accept finding of fact A. Mr. Krieger seconded. Roll call vote: Mr. Stanczak – Yes, Mr. Danenburger – Yes, Mr. Boyd – Yes, Mr. Muehleck – Yes, Mr. Krieger – Yes, Mr. Mohr – No, Ms. Montney – Yes, Ms. McCann – Yes, Chairperson Headean – Yes. (7-1-0)

Mr. Stanczak made a motion to approve the requested waivers. Mr. Boyd seconded. Roll call vote: Mr. Stanczak – Yes, Mr. Danenburger – Yes, Mr. Boyd – Yes, Mr. Muehleck – Yes, Mr. Krieger – Yes, Mr. Mohr – Yes, Ms. Montney – Yes, Ms. McCann – Yes, Chairperson Headean – Yes. (9-0-0)

Mr. Boyd motioned to approve the preliminary plan amendment. Mr. Krieger seconded. Mr. Stanczak – Yes, Mr. Danenburger – Yes, Mr. Boyd – Yes, Mr. Muehleck – Yes, Mr. Krieger – Yes, Mr. Mohr – Yes, Ms. Montney – Yes, Ms. McCann – Yes, Chairperson Headean – Yes. (9-0-0)

B. **Z-01-21** Public hearing, review, and action on a petition submitted by Robert J. Lenz, Trustee under, a Trust Agreement dated June 17, 2994 and known as Trust Number 2315, requesting a zoning map amendment for a portion of the property identified as PIN: 21-16-451-026, 21-16-405-002; 21-16-405-003; 21-16-451-027; 21-16-451-024; 21-16-451-025; and 21-16-451-009 (approximately 7.31 acres south of Southgate Drive) from B-2 Local Commercial District to C-1, Office District. (Ward 2)

Chairperson Headean introduced the case and called for the staff report. Ms. Kelly stated that staff recommend approval of the requested zoning amendment from B-2 to C-1.

Ms. Kelly explained that the subject parcels had been rezoned last year from B-1 to B-2 and are situated between residential uses to the east and commercial and industrial uses in all other directions. She mentioned that the applicant is working with IHDA to develop the area into affordable rental duplexes, and that while duplexes are allowed under the current zoning, they must share a single entrance. The C-1 zoning would enable the proposed units to have separate entrances and, whether or not the proposed use takes place, would provide a more gradual buffer between the area's commercial/industrial and residential uses.

Regarding the comprehensive plan, Ms. Kelly stated that the subject parcels are classified as a mix of low- and medium-density residential as well as regional commercial by the Future Land Use Map, and Tier 1 priority infill by the Land Use Priorities map.

Ms. Kelly reviewed the standards for a zoning map amendment and stated staff's belief that the criteria had been met.

Chairperson Headean opened the public hearing. The petitioner, Mr. Lenz, was on the line, but unable to be heard. Mr. Boyd motioned to take a five minute recess. Mr. Krieger seconded.

The meeting resumed at 4:59 PM. Mr. Lenz was present on the call, but unable to be reached. As no one else was present to comment in favor or against the petition, Chairperson Headean closed the public hearing.

Mr. Mohr motioned to accept the findings of fact as presented in the staff report. Ms. Montney seconded. Roll call vote: Mr. Stanczak – Yes, Mr. Danenburger – Yes, Mr. Boyd – Yes, Mr. Muehleck – Yes, Mr. Krieger – Yes, Mr. Mohr – Yes, Ms. Montney – Yes, Ms. McCann – Yes, Chairperson Headean – Yes. (9-0-0)

Mr. Mohr motioned to approve the rezoning. Roll call vote: Mr. Krieger seconded. Mr. Stanczak – Yes, Mr. Danenburger – Yes, Mr. Boyd – Yes, Mr. Muehleck – Yes, Mr. Krieger – Yes, Mr. Mohr – Yes, Ms. Montney – Yes, Ms. McCann – Yes, Chairperson Headean – Yes. (9-0-0)

OLD BUSINESS

No items.

NEW BUSINESS

A. Continuation of the conversation regarding fiscal analysis for preliminary plans: Mr. Mohr said he would follow up with Ms. Simpson regarding the subdivision process. Chairperson Headean expressed an understanding of the questions he raised. Ms. Simpson mentioned as well that at times where there is a lighter caseload, trainings or discussions regarding the development process could be scheduled.
B. IDOT Route 9/Veterans Parkway Intersection Design Virtual Public Meeting: Ms. Simpson announced a public IDOT meeting regarding the intersection held on January 14 from 6PM-8PM.

ADJOURNMENT

Mr. Boyd motioned to adjourn. Mr. Krieger seconded.