



PLANNING COMMISSION - REGULAR SESSION
OSBORN ROOM, BLOOMINGTON POLICE DEPARTMENT
305 S. EAST ST., BLOOMINGTON, IL 61701
WEDNESDAY, JANUARY 3, 2024, 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 November 1, 2023, 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 submitted by Project Oz, for approval of a Public Hearing Site Plan to allow an expansion to an Office (Not-For-Profit) Use in the B-2 (Local Commercial) District for the property located at 1105 W. Front Street, in Bloomington, PIN: 21-05-410-006. (Recommended Motion: Motion to establish findings of fact that the Site Plan meets the standards and objectives for which the Code is designed, and recommend that City Council approve the Site Plan, for the property located at 1105 W. Front Street.)
- B. PS-01-24 - Public Hearing, review and action on a request submitted by Bloomington 77 Developments, for approval of a Preliminary Plan for Bloomington 77 Development, for the property commonly located north of W. Market St. (State Rte. 9) near the eastern termination of Old Peoria Court, consisting of approximately 77 acres (PIN: 13-36-326-002). (Recommended Motion: Motion to continue the case to the February 7, 2024, regular meeting of the Planning Commission.)

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: January 3, 2024

WARD IMPACTED: City-Wide Impact

SUBJECT: Consideration and action to approve the Minutes of the November 1, 2023, 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: The minutes of the meetings provided have been reviewed and certified as correct and complete by the City Clerk. In compliance with the Open Meetings Act, Council Proceedings must be approved thirty (30) days after the meeting or at the second subsequent regular meeting whichever is later. In accordance with the Open Meetings Act, Council Proceedings are available for public inspection and posted to the City's web site within ten (10) days after Council approval.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton

ATTACHMENTS:

[Draft Planning Commission Minutes 2023-11-01](#)

 CITY OF
Bloomington **ILLINOIS**
DRAFT MINUTES
PLANNING COMMISSION - REGULAR SESSION
WEDNESDAY, NOVEMBER 1, 2023, 4:00 PM

The Planning Commission convened in regular session at 4:01 PM, November 1, 2023. called the meeting to order.

Roll Call

Attendee Name	Title	Status
Mary Ann Cullen	Commissioner	Present
Mark Muehleck	Commissioner	Present
David Lewis	Commissioner	Absent
Justin Boyd	Commission Chair	Present
Brady Sant Amour	Commissioner	Present
Thomas Krieger	Commissioner	Absent
Anna Patino	Commissioner	Present
Goverdhan Galpalli	Commissioner	Present
Jackie Beyer	Vice Chair	Present
William Peradotti	Commissioner	Present

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

Public Comment

No public comment was provided.

Consent Agenda

Items listed on the Consent Agenda are approved with one motion; Items pulled from the Consent Agenda for discussion are listed and voted on separately.

Item 4.A. Consideration and action to approve the Minutes of the October 4, 2023, regular meeting of the Bloomington Planning Commission.

Commission Vice Chair Beyer made a motion, seconded by Commissioner Cullen, to approve the consent agenda.

AYES: Commission Chair Boyd; Commissioner Sant Amour; Commissioner Muehleck; Commissioner Peradotti; Commission Vice Chair Beyer; Commissioner Galpalli; Commissioner Patino; Commissioner Cullen.

Motion passed.

Regular Agenda

The following item was presented:

Item 5.A. Z-13-23 - Public Hearing, review and action on a request submitted by Western Avenue Community Center, for approval of a Zoning Map Amendment from R-1C (Single-Family Residential) District to P -2 (Public Lands and Institutions) District, for the properties located at 601 N. Western Ave. and 1210 W Locust St. PINs: 21-05-252-009 and 21-05-252-016.

Ms. Pemberton presented the Staff Report, with recommendation for approval. She gave a brief history of the site, noting the need for expansion of the community center. She stated the proposed project complies with the Official Comprehensive Plan and meets the Standards for Consideration for Rezoning, as well as being in the public interest and not solely for the benefit of the petitioner.

Commission Chair Boyd asked staff for clarification of existing parking lot and current land uses. Ms. Pemberton clarified that P-2 (Public Lands and Institutions) District is required, because they plan remove the playground, and parking lots are not primary uses are not permitted in R-1C (Single-Family Residential) District.

Commissioner Peradotti expressed concerns about access to recreational facilities with the removal of the playground. Ms. Pemberton stated O'Neil Park is located approximately 3.5 blocks northwest of the subject property, with pedestrian infrastructure existing.

Commission Chair Boyd opened the public hearing. No testimony was provided for or against the request. Chair Boyd closed the public hearing.

Commissioner Cullen noted that the playground was created when a preschool existed in the Community Center building, and stated a personal observance that it has become underutilized now that the preschool is no longer in service. Ms. Pemberton added that the Applicant has been working for about a year to identify the best way for the Center expansion to move forward and that this Map Amendment is a required step.

Vice Chair Beyer made a motion, seconded by Commissioner Galpalli, to establish findings of fact that the request for approval of a proposed Zoning Map Amendment is in the public interest and not solely for the benefit of the petitioner, and to recommend approval of a Zoning Map Amendment to the P-2 (Public Lands and Institutions) District for the subject properties.

AYES: Commission Chair Boyd; Commissioner Sant Amour; Commissioner Muehleck; Commissioner Peradotti; Commission Vice Chair Beyer; Commissioner Galpalli; Commissioner Patino; Commissioner Cullen.

Motion passed.

New Business

No new business.

Adjournment

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

AYES: Commission Chair Boyd; Commissioner Amour; Commissioner Muehleck; Commissioner Peradotti; Commission Vice Chair Beyer; Commissioner Galpalli; Commissioner Patino; Commissioner Cullen.

Motion carried (viva voce).

The Meeting Adjourned at 4:11PM

CITY OF BLOOMINGTON

Commission Chair, Justin Boyd

Staff Liaison, Alissa Pemberton



REGULAR AGENDA ITEM NO. 5.A.

FOR PLANNING COMMISSION: January 3, 2024

WARD IMPACTED: Ward 6

SUBJECT: Public hearing, review, and action on a request submitted by Project Oz, for approval of a Public Hearing Site Plan to allow an expansion to an Office (Not-For-Profit) Use in the B-2 (Local Commercial) District for the property located at 1105 W. Front Street, in Bloomington, PIN: 21-05-410-006.

RECOMMENDED MOTION: Motion to establish findings of fact that the Site Plan meets the standards and objectives for which the Code is designed, and recommend that City Council *approve* the Site Plan, for the property located at 1105 W. Front Street.

STRATEGIC PLAN LINK:

Goal 4. Strong Neighborhoods

Goal 3. Grow the Local Economy

STRATEGIC PLAN SIGNIFICANCE:

Objective 1e. Partnering with others for the most cost-effective service delivery

Objective 3a. Retention and growth of current local businesses

BACKGROUND: The Applicant, Project Oz, requests approval of a Public Hearing Site Plan Review to expand an Office use at the subject property. A Variance (V-05-23) was approved in 2023 to allow a reduced Rear Yard setback in conjunction with the proposed expansion.

Summary of Request:

- Public Hearing Site Plan Review is required in the B-2 (Local Commercial) District.
- Construct a one-story, 2,754 square foot addition and associated vehicle parking (27 total spaces total).
- Phased construction plan to allow continued operation of the existing Office (Not-for-Profit) building until the new addition is complete.
- Stormwater will be handled on-site and pedestrian circulation has been accommodated appropriately.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Notice was published in *The Pantagraph* on Monday, December 11, 2023. Courtesy notices were mailed to 89 property owners within 500 feet of the subject property.

FINANCIAL IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Jon Branham

ATTACHMENTS:

[PR-06-23 - Staff Report - 1105 W. Front St \(Project Oz\).docx](#)

TO: Planning Commission

FROM: Economic & Community Development Department

DATE: January 3, 2024

CASE NO: PR-06-23, Public Hearing Site Plan Review

REQUEST: Public hearing, review, and action on a petition submitted by Project Oz, requesting approval of a Public Hearing Site Plan to allow an expansion to an Office use (Not-for-Profit) in the B-2 (Local Commercial) District for the property located at 1105 W. Front Street, in Bloomington, PIN: 21-05-410-006.

BACKGROUND

Request:

The Petitioner is requesting a Public Hearing Site Plan Review to expand an existing Office (Not-for-Profit) use at the subject property. A Variance (V-05-23) was approved earlier in 2023 to allow for a reduced Rear Yard setback in conjunction with the current request.

The Petitioner proposes a phased-construction plan to develop a one-story, 2,754 square foot addition with additional vehicle parking and an additional vehicle exit at the site. Public Hearing Site Plan Review is required in the B-2 (Local Commercial) District.

Property Characteristics:

The subject property consists of roughly 0.59 acres (approximately 25,000 square feet) of land located at the northeastern intersection of W. Front Street and N. Western Avenue. The property is currently accessible via W. Front Street. The surrounding properties contain a mixture of commercial, manufacturing, and residential zoning. The surrounding land uses also consist of a mix of lower intensity commercial uses and multi-family and single family residential, as well as a public utility service.

Notice:

The application was filed in conformance with applicable procedural and public notice requirements. Notice was published in *The Pantagraph* on Monday, November 20, 2023. Courtesy notices were mailed to 89 property owners within 500 feet of the subject property.

Surrounding Zoning and Land Uses

	Zoning	Land Uses
North	B-2 (Local Commercial)	Mixed-Use
South	R-2 (Mixed Residence)	Multi-Family Residence
East	R-2 (Mixed Residence)	Single-Family Residence
West	M-2 (General Manufacturing)	Public Utility

ANALYSIS

Description of Current Zoning District

The B-2 (Local Commercial) District is intended to provide retail, commercial and service establishments, including retail stores and personal service facilities, which serve the frequently recurring needs of surrounding local employment areas and residential neighborhoods. In addition to serving commercial purposes, this district encourages a mix of land uses, continued community investment through infill and site renovations, and a development form that supports mixed transportation modes, such as bicycle, pedestrian, and public transportation in addition to personal vehicles. Neighborhood shopping centers, particularly with a supermarket as a principal or anchor tenant, are appropriate at prominent intersections. The protection of surrounding residential properties from adverse impacts is a primary focus of this district.

Subject Code Requirements

§ 44-503A. Site dimensions table. All development in Business Districts must comply with the requirements in Tables 503A and 503B and Diagram 503A unless otherwise expressly stated.

Table 503A: Bulk and Site Standards B-1, B-2 and C-1 Districts								
District	Lot Characteristics		Site Design			Development Intensity		
	Minimum Lot Width	Minimum Lot Area	Front Yard	Side Yard	Rear Yard	Floor Area Ratio	Maximum Building Height	
	(W)	(square feet)	(F) Min.	(S) Min.	(R) Min.	(FAR)	Feet	Stories
B-1	—	—	—	Minimum 5 feet or 1/3 of building height for buildings > 3 stories		0.8		
B-2	—	—	—	Minimum 5 feet		0.5	30 feet	2
C-1	—	—	20 feet	Min. 5 feet or 1/3 of building height for buildings > 3 stories	20 feet	1.0		

Compliance with the Comprehensive Plan

The subject property is identified as “Neighborhood Commercial” in the Future Land Use Map. The Land Use Priorities map identifies the site as “Tier One”, for vacant and underutilized land within the City. Approval of the Site Plan aligns with the following goals of the Comprehensive Plan: Goal N-1 (Enhance the livability of all Bloomington neighborhoods) and Goal ED-4.2 (Prioritize infill and redevelopment to spur growth and reinvestment in the City).

Parking Requirements

The applicant has indicated an updated total of 27 overall parking spaces at the site, included two accessible spaces. For purposes of this review, the use has been defined as an Office use. § 44-1208 of the Code requires 34 spaces for the use (1 space per 200 square feet of gross floor area for the first 2,000 square feet, plus one space for 300 square feet for floor space exceeding 2,000 square feet). The applicant was able to reduce the required parking by seven spaces per § 44-1209 by providing pedestrian access, proximity to a public transit route, and providing bicycle spaces (though not specifically identified on the plan), so this requirement will have been met. Additionally, public street parking is located on the south side of W. Front Street and the east side of N. Western Avenue, adjacent to the building.

Mobility and Circulation

Pedestrian circulation has been addressed within the scope of the project area by the applicant by extending the sidewalk along the north perimeter of the new parking area and adding a sidewalk to

connect to the new entry area. An existing entry from the public sidewalk to the building exists on the west side of the building along N. Western Avenue. As stated earlier, bicycle parking has been indicated by the applicant but has not been identified on the site plan and will be required at a rate of 5% of the required vehicle parking. Currently, no direct pedestrian connection exists from the public sidewalk along W. Front Street to the main entry, but is outside of the project scope.

Landscaping & Screening

All landscaping and screening requirements have been provided, including perimeter parking lot landscaping. Although not part of the project, the existing trash enclosure should be appropriately screened in accordance with section § 44-1308-E.

Other Items

The applicant will be required to meet all Public Works requirements, including stormwater detention, which has been identified on the site plan and will be met on site. The proposed vehicle exit will also need to be approved by Public Works. The applicant may want to consider shifting the exit slightly south to align better with the exiting traffic lane. Updated entry and exit arrows should be reflected as well.

STANDARDS FOR REVIEW - PUBLIC HEARING SITE PLAN

Ch. 44, 17-9 Public hearing site plan review

The Planning Commission shall hold at least one public hearing on any proposed Public Hearing Site Plan and report to the Council its findings of fact and recommendations. Recommendations shall be made upon the determination that the Site Plan is in the public interest and not solely for the benefit of the applicant, based upon considering the factors listed in § 44-1706E(2) and discussed below.

- 1. The extent to which potential incompatibilities between the proposed development and surrounding existing development and/or zoning is minimized by such design features as placement of buildings, parking areas, access driveways and existing or proposed topography.**

The proposed development is not incompatible with the existing development in the area. The site design is consistent with other similar developments on surrounding properties in the area, and the use has existed in the current form for many years without disruption to the area.

- 2. The extent to which the proposal minimizes any adverse impact of the development upon adjoining land.**

The proposed use will not have adverse impacts on the development of adjoining land. The use is permitted within the zoning district and will continue to be compatible with the uses of the surrounding properties. The building and landscaping shall comply with code requirements.

- 3. The extent to which adequately improved streets connected to the improved arterial street system are available or can be reasonably supplied to serve the uses proposed in the development.**

The site is accessible by an existing curb cut on W. Front Street. The proposed curb cut and apron will need to meet Public Works requirements.

- 4. The extent to which the proposed development will favorably or adversely affect other persons or property and, if so, whether because of circumstances peculiar to the location the effect is likely to be greater than is ordinarily associated with the development of the type proposed.**

The surrounding properties contain a mixture of zoning. Continuing an established office (not-for-profit) use at the site would be complementary to the existing surrounding uses.

STAFF RECOMMENDATION

Staff finds that the application generally meets the standards for site plan review and recommends its approval. Staff recommends that the Commission take the following actions:

Motion to establish findings of fact that the Site Plan meets the standards and objectives for which the Code is designed, and recommend that City Council approve the Site Plan, subject to providing required bicycle parking and required screening for the trash enclosure, for the property located at 1105 W. Front Street.

Respectfully submitted,
Jon Branham

City Planner

Attachments:

1. Zoning Map
2. Aerial Image
3. Ground Level Views
4. Petitioner Submittals, including Elevations, Site Plan, & Landscape Plan
5. Neighborhood Notice Map

Attachment 1 - Zoning Map



Attachment 2 - Aerial Map

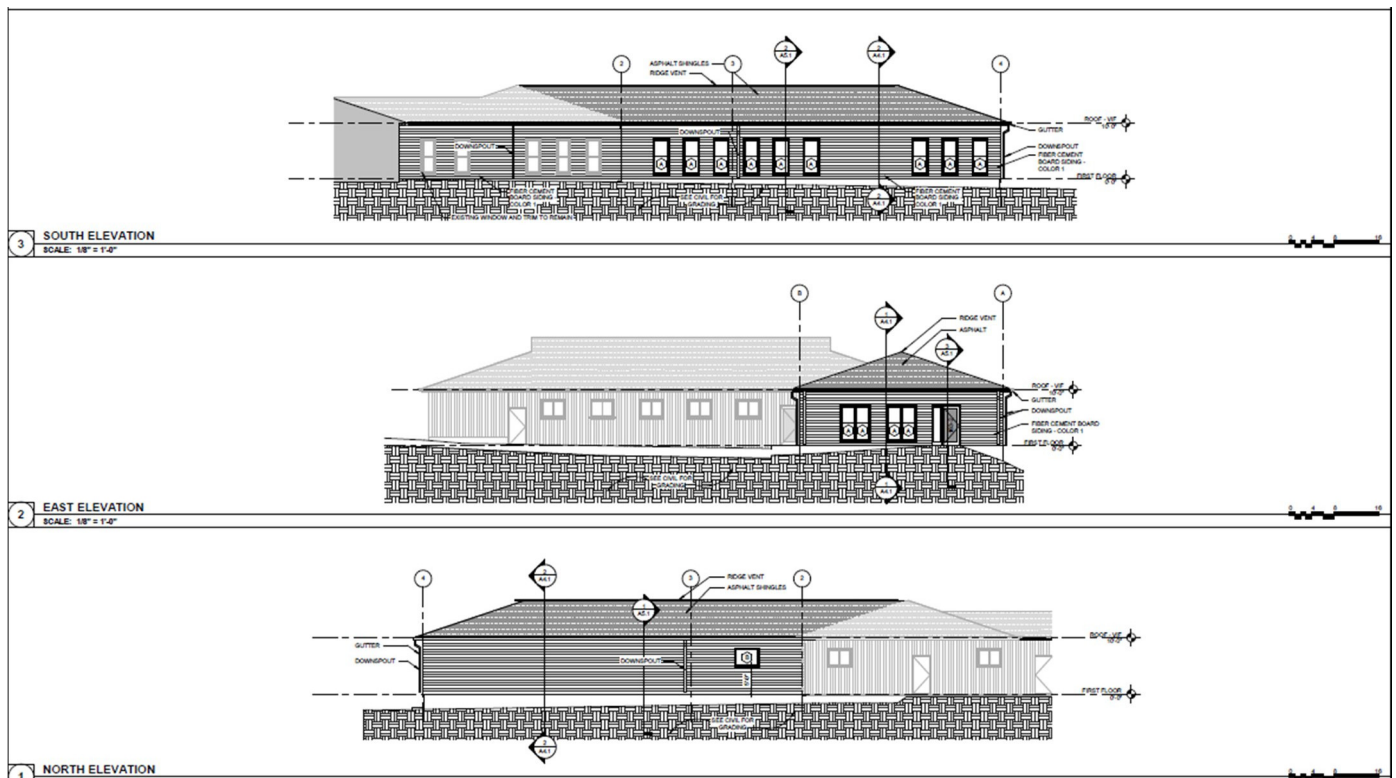


Attachment 3 - Ground Level Views

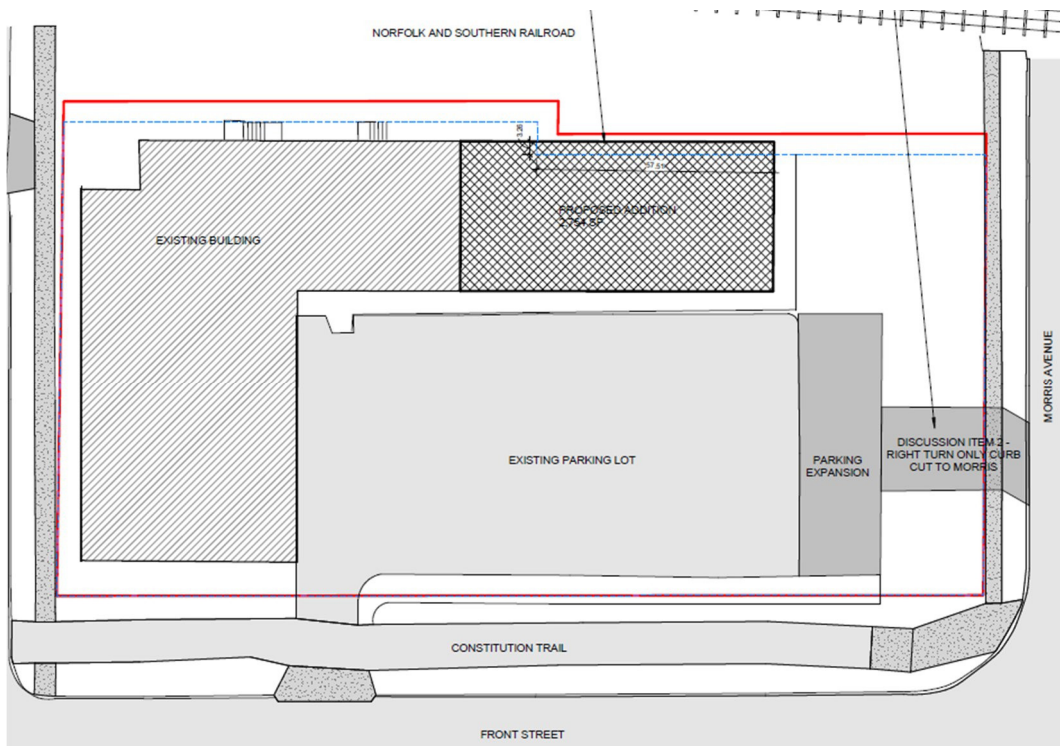




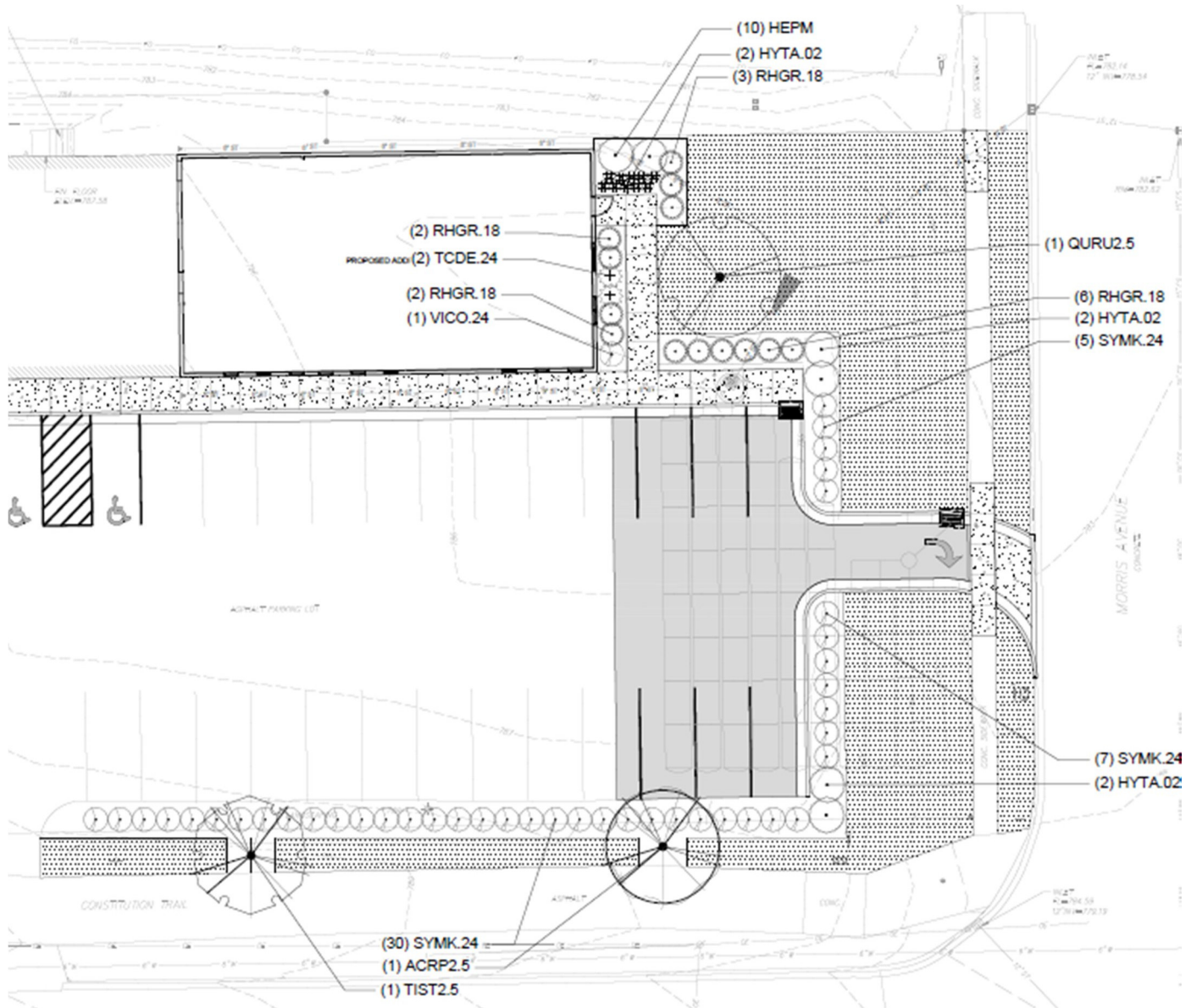
Attachment 4 - Petitioner Submittal- Elevations



Attachment 4 - Petitioner Submittal - Site Plan



Attachment 4 - Petitioner Submittal - Landscape Plan



Attachment 5 - Neighborhood Notice Map





REGULAR AGENDA ITEM NO. 5.B.

FOR PLANNING COMMISSION: January 3, 2024

WARD IMPACTED: Ward 7

SUBJECT: PS-01-24 - Public Hearing, review and action on a request submitted by Bloomington 77 Developments, for approval of a **Preliminary Plan** for Bloomington 77 Development, for the property commonly located north of W. Market St. (State Rte. 9) near the eastern termination of Old Peoria Court, consisting of approximately 77 acres (PIN: 13-36-326-002).

RECOMMENDED MOTION: Motion to continue the case to the February 7, 2024, regular meeting of the Planning Commission.

STRATEGIC PLAN LINK:

Goal 3. Grow the Local Economy

Goal 5. Great Place - Livable, Sustainable City

STRATEGIC PLAN SIGNIFICANCE:

Objective 3a. Retention and growth of current local businesses

Objective 5b. City decisions consistent with plans and policies

BACKGROUND: Staff and the Applicant are requesting a continuance of this case to allow requested updates and additional details to be provided prior to the public hearing on the item.

An Annexation Agreement for the subject property was approved on July 26, 2023, including approval for the required Special Use Permit for Residential Dwelling Units in the M-1 (Restricted Manufacturing) District, and the number of proposed dwellings. The subject case is related to the structure of the subdivision and public infrastructure to be provided for the project.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Notice was published in The Pantagraph on Friday, December 08, 2023. Courtesy notices will be mailed to 24 property owners within 500 feet of the subject property prior to the meeting at which this item will be presented (February, 2024).

FINANCIAL IMPACT: The proposed Preliminary Plan will result in eventual platting for 700-800 residential dwelling units, of a variety of types and sizes, helping to fulfill the need for quality, non-student housing identified in the EDC's Bloomington-Normal Housing Analysis. This will permit more of the local workforce to live locally, increasing the City's tax base and increasing future revenues for the City. Improving the vacant land will increase property taxes and require the developer to provide financial support for improvements to the adjacent roadways.

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton