CITY OF Bloomington ILLINOIS

MINUTES
PLANNING COMMISSION - REGULAR SESSION
WEDNESDAY, JANUARY 3, 2024, 4:00 PM

The Planning Commission convened in regular session at 4:01 PM, January 3, 2024. Commission Chair Boyd called the meeting to order.

Roll Call

Attendee Name	Title	Status
Mary Ann Cullen	Commissioner	Absent
Mark Muehleck	Commissioner	Present
David Lewis	Commissioner	Absent
Justin Boyd	Chair	Present
Brady Sant Amour	Commissioner	Absent
Thomas Krieger	Commissioner	Present
Anna Patino	Commissioner	Present
Goverdhan Galpalli	Commissioner	Absent
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 November 1, 2023, regular meeting of the Bloomington Planning Commission.

Commissioner Muehleck made a motion, seconded by Commissioner Krieger, to approve the consent agenda.
Roll call.
AYES: Commission Chair Boyd; Commissioner Krieger; Commissioner Muehleck; Commissioner Peradotti; Commission Vice Chair Beyer; Commissioner Patino.
Motion passed.

Regular Agenda

The following item was presented:

Item 5.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.

Mr. Branham presented the Staff Report, with a recommendation for approval. He stated Public Hearing Site Plan review is required in the B-2 (Local Commercial) District, as is this property. He stated the subject property is proposing to construct a one-story, 2,754 square foot addition, including additional vehicle parking, noting that the Applicant plans to construct the addition in phases to allow continued operation of the existing office. Mr. Branham stated the Applicant received a Variance for rear yard setback in April, 2023, along the northern property line to allow the expansion to extend directly from the existing structure's north wall. He noted the existing conditions of the property, as well as adjacent zoning and uses. He stated the Applicant is proposing a right-turn-only exit onto Morris Avenue, which would ultimately require approval by Public Works. He recommended the Applicant consider shifting the exit lane south to better align with the exiting traffic lane. He stated stormwater detention will be handled on-site and is identified on the proposed Site Plan.

Scott Rinkenberger, Project Manager (117 Merle Lane, Normal, IL), stated that his team designed the project. He noted that he did not have anything to add but was open to any questions from the Planning Commission or public.

Commissioner Beyer applauded the project. She expressed concern about pedestrian access from the public sidewalks to the main entrance. She inquired about possibility of adding markings in the parking lot to support pedestrian circulation, including "no parking" markings adjacent to the southeastern wall of the existing building.

Mr. Rinkenberger noted that, due to the required stormwater detention area, they will not be able to connect the internal sidewalk to the public walk on the east of the site. He stated that it is potentially feasible to add markings for pedestrians to ensure safety in the parking lot from the south sidewalk/Constitution Trail.

Commission Chair Boyd closed public hearing.

Commissioner Peradotti made a motion, seconded by Commissioner Krieger, 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, as submitted.

Vice Chair Beyer inquired if Commissioner Peradotti would consider revising his motion to include the pedestrian item for the parking lot.

Commissioner Peradotti revised his motion, seconded by Commissioner Krieger, 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, with the condition that the Applicant add pedestrian safety markings in the parking lot.
Roll call.
AYES: Commission Chair Boyd; Commissioner Krieger; Commissioner Muehleck; Commissioner Peradotti; Commission Vice Chair Beyer; Commissioner Patino.
Motion passed.

The following item was presented:

Item 5.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).

Ms. Pemberton stated that Staff and the Applicant would like to table review of PS-01-24 to the next regularly scheduled meeting in February. She noted the Applicant has submitted everything on time and the purpose of the delay is to review the proposed Preliminary Plan in greater detail. She stated that the proposed Preliminary Plan has over 700 housing units, which is significantly larger than the other proposed Preliminary Plan reviewed by the Commission in the recent past and the review required is substantial.

Commissioner Krieger made a motion, seconded by Commissioner Patino, to table Item 5B until the next regularly scheduled Planning Commission meeting.
Roll call.
AYES: Commission Chair Boyd; Commissioner Krieger; Commissioner Muehleck; Commissioner Peradotti; Commission Vice Chair Beyer; Commissioner Patino.
Motion passed.

New Business
There was no new business.

Adjournment

Commissioner Patino made a motion, seconded by Commissioner Muehleck, to adjourn the meeting.
Roll call.
AYES: Commission Chair Boyd; Commissioner Krieger; Commissioner Muehleck; Commissioner Peradotti; Commission Vice Chair Beyer; Commissioner Patino.
Motion passed.

The Meeting Adjourned at 4:17PM

CITY OF BLOOMINGTON

Justin Boyd | Alissa Pemberton

Commission Chair, Justin Boyd | Staff Liaison, Alissa Pemberton