



Planning Commission - Regular Session Agenda
Community Room 1, 2nd Floor, Bloomington Public Library
205 E. Olive St., Bloomington, IL 61701
Wednesday, September 3, 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 are listed and voted on separately.

- A. **Review and approval of the Minutes of the August 6, 2025, regular meeting of the Bloomington Planning Commission.** (Recommended Motion: The proposed Consent Agenda be approved.)

5. Regular Agenda

- A. **Z-07-25 - Public hearing, consideration, and action on a request submitted by WV Corner Holdings, LLC, for a Zoning Map Amendment for the property commonly known as 2425 E. Lincoln Street, from the B-1 (General Commercial) District to the R-3B (Multiple-Family Residence) District. PIN: 21-11-327-001.** (Recommended Motion: Motion to establish findings of fact that the request for approval of a Zoning Map Amendment to the R-3B (Multiple-Family Residence) 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.)

- B. **Z-08-25 - Public hearing, consideration, and action on a request submitted by McLean County Center for Human Services, for approval of a Zoning Map Amendment for the property located at 1326 Sherman Street, from the R-1C (Single-Family Residential) District to the R-3B (Multiple-Family Residence) District. PIN: 14-32-429-030.** (Recommended Motion: Motion to establish findings of fact that the request for approval of a Zoning Map Amendment to the R-3B (Multiple-Family Residence) 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.)

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 mhurt@cityblm.org.



Consent Agenda Item No. 4.A.

For Planning Commission: September 3, 2025

Ward Impacted: City Wide

Subject: Review and approval of the Minutes of the August 6, 2025, regular meeting of the Bloomington Planning Commission, as requested by the Development Services Department.

Recommended Motion: The proposed Consent Agenda be approved.

Strategic Plan:

Goal: Goal 1. Financially Sound City Providing Quality Basic Services

Objective: 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

Attachments:

1. PC Draft Minutes 2025-08-06



**DRAFT MINUTES
PLANNING COMMISSION - REGULAR SESSION
WEDNESDAY, AUGUST 6, 2025, 4:00 PM**

The Planning Commission convened in regular session at 4:01 PM, August 6, 2025. Chair Peradotti called the meeting to order.

Roll Call

Attendee Name	Title	Status
Anna Sochotsky	Commission Vice Chair	Present
Jackie Beyer	Commissioner	Present
Goverdhan Galpalli	Commissioner	Present
Justin Boyd	Commissioner	Present
Mary Ann Cullen	Commissioner	Present
Mark Muehleck	Commissioner	Present
David Lewis	Commissioner	Present
Rachael Mosley	Commissioner	Present
Thomas Krieger	Commissioner	Present at 4:11 pm
William Peradotti	Commission Chair	Present

City Staff present included: George Boyle, Assistant Corporation Counsel; Kelly Pfeifer, Director of Development Services; Jon Branham, Planner II; Marcus Ricci, Planner III; Alissa Pemberton, Planning Manager.

Public Comment

No public comment was provided.

Consent Agenda

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

AYES: Boyd; Lewis; Mosley; Muehleck; Peradotti; Beyer; Galpalli; Sochotsky; Cullen

Motion carried (viva voce).

Item 4.A. Consideration and action to approve the Minutes of the July 2, 2025, regular meeting of the Bloomington Planning Commission.

Regular Agenda

The following item was presented:

Item 5.A. **PS-01-25** - Public Hearing, review and action on a request submitted by Aruthra Bnig Property Developers, LLC, for approval of a **Preliminary Planned Unit Development Plan (Plat)** for Stoneridge Square, for the property for the property commonly known as 2701 Fox Creek Road, PIN 21-18-153-009.

Ms. Pemberton provided an overview of the proposed development at 2701 Fox Creek Road. She explained that the property had previously been reviewed for Annexation and a Zoning Map Amendment, both of which have been approved. She also noted the property has been incorporated and holds a Special Use Permit for townhomes, along with associated Variances and waivers to facilitate the Planned Unit Development (PUD). Ms. Pemberton highlighted that the current proposal introduces a two-phase development approach, which is necessary due to financial and operational considerations. Each phase is designed to be semi-independent, ensuring that essential infrastructure and operational needs are met at each stage. She pointed out a dotted line on the site images indicating the phasing boundary and noted that critical features—such as a hammerhead turnaround for city operations and initial drainage improvements—are included in the first phase. These measures are intended to address existing flooding issues, particularly around electrical utilities, and to improve overall site productivity and circulation.

Commissioner Boyd asked staff to explain the exceptions that have already been provided for the project. Ms. Pemberton noted the following: 1) waiver of any instances of conflict between the Zoning and Subdivision codes, 2) reduced sizes and widths for lots of record, and 3) reduced or altered requirements for PUDs in favor of interaction with existing public lands and payment of a fee-in-lieu for onsite dedication.

Commissioner Beyer asked for clarification on the name of the subdivision since the project was called “Ridgewood West” during the Annexation process. Ms. Pemberton explained that subdivision and street names commonly change during development. While the streets have preliminary approval, they may require changes upon final platting to avoid duplication or similar sounding names; this assists emergency response in the future.

Chair Peradotti asked how many units were in the planned development. Ms. Pemberton explained there are plans for 58, noting if the entire property were able to be developed they could achieve 72 units but there is a large drainageway on the east side of the property.

Chair Peradotti opened the public hearing.

Neil Finlen, Representative for the Applicant, provided background on the process and project to date. He noted the next steps would be completion and approval of construction plans, and then final platting. He explained the phasing approach and described the public and offsite improvements that will occur with the development, mostly as part of the first phase.

Commissioner Beyer asked for clarification on the drainage and flooding issues to the east that were brought up during the public hearing related to the annexation and zoning. Mr. Finlen explained the planned improvements to drainage along the eastern side of the property that will alleviate the worst of the existing flooding issues and should improve most of them at least somewhat. He noted there had also been concern about the removal of vegetation and screening, so they refined the plan to reduce impact to the vegetative areas and still provide some drainage improvements.

Keith Marxkors (5 Fiddlestix Ct), stated he lives in a nearby neighborhood and expressed apprehension about the density of the project, arguing that it may not be compatible with the character of the surrounding neighborhood. He questioned whether the development would lead to overdevelopment of the site and suggested that there is already sufficient housing inventory at the proposed price point. Additionally, he raised concerns about the potential for the project to alter the neighborhood's character, with comparisons made to student housing and a perceived risk of the development being out of place in the Fox Creek area.

Kevin Callis (10 Pebblebrook Ct), spoke about concerns related to existing traffic issues on Fox Creek Road. He described the congestion surrounding the school and during golf tournaments and expressed concern about how the proposed development would impact traffic.

Ms. Pemberton noted that she would share the City's website related to the Fox Creek Road improvement project with the Commission and attendees, following closure of the public hearing.

William Baird (7 Tangle Oaks), stated he lives in the neighborhood just to the east of the property being discussed. He expressed concerns about the kids using the park to the northeast and talked about flooding issues in the current drainage area that made him worried about kids playing there.

Deborah Campos (2311 Ridge Creek), asked whether the hammerhead turnaround is planned to be in the new subdivision or on the Tangled Oak side.

Commissioner Beyer asked whether the City Engineer was in attendance to talk about traffic, noting she was aware that the issue had been discussed extensively during previous public meetings. Ms. Pemberton stated they were not in attendance, but she was generally aware of the condition of the road and could answer basic questions.

Chair Peradotti asked the Applicant to address the questions from the other speakers.

Neil Finlen addressed several questions raised during the public hearing. He clarified that the hammerhead turnaround and related improvements are on the developer's property, with the exception of a storm sewer installation near the southeast corner, which is intended to resolve flooding issues for an adjacent property owner. He also explained that, instead of providing a park within the development, the developer will pay a fee in lieu and construct a pedestrian bridge to the nearby public park, as stipulated in

the Annexation Agreement. Regarding drainage, Finlen emphasized that the project will improve current conditions by redirecting water into a detention basin, thereby reducing flooding for both the development and neighboring properties. He noted that density concerns were previously addressed during the annexation process and reiterated that City staff and engineers have thoroughly reviewed the project's traffic impacts, concluding that Fox Creek Road can accommodate the additional traffic generated by the development.

Chair Peradotti asked about the concern related to safety around the creek area. Mr. Finlen explained that improvements are planned to the creek area because it is such a heavily eroded area already. As the drainage comes out of the culvert that will be under the hammerhead the path will be stabilized to protect against further erosion, as well as to protect the pedestrian bridge that is planned to span the creek.

Commissioner Lewis asked for clarification on whether the concern from the prior speaker was related to if the development would worsen and existing condition. Mr. Baird elaborated on his concerns related to drainage on the east side of the creek/drainage area in the Ridgewood Subdivision. Ms. Pemberton noted that staff would be happy to speak with the resident regarding the concerns outside the meeting, since the issue is not directly related to the subject at hand. Mr. Finlen spoke about the general condition of drainage and flooding in the area. He explained that the offsite improvements will help with the flooding in the subdivision to the east and the development of the property itself (via the creation of roads that will manage stormwater flow) will improve how water is managed from the subject property and will likely improve the impact on adjacent properties, even from the current predeveloped condition.

Ms. Pemberton demonstrated, for everyone, how to navigate to the City's "Fox Creek Road & Bridge Improvements" Project Update website and provided a summary of the background and discussions from prior public hearings related to the subject property, as well as and high-level overview of the planned outcomes for the completed project.

Chair Peradotti closed the public hearing at 4:33 p.m.

Assistant Corporation Counsel, Mr. Boyle, pointed out that Mr. Krieger came in at 4:11, so he missed the staff presentation and some of the applicant's testimony. He asked the Applicant whether they objected to his participation in the discussion and vote. Mr. Finlen said they did not object to his participation.

Commissioner Boyd inquired about discussions between staff and the petitioner regarding pedestrian and vehicular safety, particularly in light of increased traffic and the decision to place sidewalks on only one side of the street. He stated he is in favor of the proposed density, but believes it makes thoughtful multi-modal circulation key for success. Ms. Pemberton explained that traffic controls such as stop and yield signs would be determined through engineering and code requirements, with the expectation of a stop sign at the development's exit onto Fox Creek Road. She highlighted that the street design allows for significant vehicle queuing without causing gridlock. Pemberton also clarified that the sidewalk placement was influenced by engineering constraints

and the local nature of the development, and that the absence of on-street parking would enhance sidewalk visibility and pedestrian safety. She further noted that, as a Planned Unit Development, the subdivision's Homeowners Association (HOA) would be responsible for maintaining streets, sidewalks, and services, distinguishing it from traditional public infrastructure.

Mr. Krieger apologized for his tardiness. He stated that he does have a problem with the density, that he spends time in the Fox Creek area and does see traffic problems at certain times of the day, and would be opposing any recommendation for approval.

Commissioner Galpalli asked for clarification on whether any of the development being discussed would be conducted by the City. Ms. Pemberton explained that all of the improvements proposed for the subject property will be completed by the Developer. She noted that the City is the party pursuing improvements to Fox Creek Road, but that project is separate from the proposal under discussion and is planned to begin in 2027. Galpalli asked about the timeline for construction of Stoneridge Square. Ms. Pemberton said the plan is to begin construction late 2026, and typically phased developments complete a phase every few years; she deferred to the Applicant for a detailed timeline.

Commissioner Beyer noted that there had been extensive discussion related to traffic impact and road design during the public hearing related to annexation of the property. She asked whether her memory was correct that the issue of speeding on Fox creek came down to a lack of enforcement more than traffic flow, and that the location of the entrance had already been reviewed by Engineering. Ms. Pemberton verified that her recollection was correct. She noted that even with the addition of the traffic from the proposed development, Fox Creek Road would still not be near the design capacity.

Vice-Chair Sochotsky asked whether the ongoing construction and engineering improvements on Fox Creek Road are expected to enhance the overall experience for residents in the area. Ms. Pemberton explained she has not been involved in the planning process for the Fox Creek improvement project but did note that, during prior conversations related to the Stoneridge project, traffic concerns have been primarily related to areas east of the subject property and that is the area where widening and traffic control measures are proposed for installation.

Commissioner Beyer proposed that the choices of internal circulation for the subdivision seem to really come down to market choice and whether people want to choose to live in the proposed design. The concerns brought up about sidewalks and the lack of on-street parking seems restricted to impacting the future residents of the PUD, not the existing residents of the other neighborhoods.

Ms. Pemberton reminded the Commission that the Developer could construct this project today, by right, they just would not be able to subdivide it for sale. The developer would like to be able to plat the townhome units for individual sale so a Preliminary Plan and platting is required, but the concerns expressed related to use or density are not directly relevant for the discussion at hand. She noted that if there are questions about how the infrastructure and subdivision relate to the use or density, they can be

considered, but the questions before the Commission are more specific than some of the general inquiries brought up during public testimony.

Commissioner Beyer asked how this project differs from other townhome projects within the City. Ms. Pemberton explained that most of the other townhome projects in town are rentals or condo. There is another platted community in the immediate vicinity; that project was also constructed as a PUD.

Commissioner Boyd recommended they re-open the public hearing to allow the Applicant to respond since a lot of new information and questions have come up.

Chair Peradotti re-opened the public hearing at 4:50.

Neil Finlen, Representative for the Applicant, explained that the site's limited east-west dimensions made it impossible to implement a conventional subdivision layout, leading to the adoption of a planned unit development (PUD) approach. He detailed how engineering constraints, particularly the need to accommodate stormwater management, streets, and structures, dictated the placement of sidewalks and prevented the addition of more pedestrian pathways. He assured the Commission that traffic calming measures would be considered to promote safety within the development. He also clarified that any traffic congestion would be managed internally within the subdivision and emphasized that Fox Creek Road has ample capacity to handle the projected increase in traffic. He concluded by noting that City staff and engineers had thoroughly reviewed and approved the project's traffic impact analysis.

Commissioner Boyd asked whether the curbs are standard or mountable. Mr. Finlen noted they are mountable curbs due to the number and proximity of driveways, noting it will be a clear view for pedestrians, due to the lack of on-street parking, so they are not crossing between parked cars.

Commissioner Lewis asked where guests would park since there is not on-street parking. Mr. Finlen explained the setup of each home provided two spaces in a covered garage and an additional two spaces on the driveway in front.

Raymond Campos (2311 Ridge Creek) asked whether the construction traffic would be limited to Fox Creek Road or whether they would also be using Six Points Road.

Chair Peradotti asked the Applicant to respond. Mr. Finlen stated they had not progressed that far in planning, but suspected using Six Points would be impractical, and they would need to comply with any existing weight/height limitations.

Jim Bates (50 Pebblebrook Ct), asked for clarification on the status of Fox Creek Road's capacity.

The Chair referred the question to the Applicant. Mr. Finlen stated that staff has explained it well to the ability without Engineering present. He affirmed that prior testimony from the City Engineer was that this portion of Fox Creek Road still has

plenty of capacity for the existing and future development, as previously stated by City staff during this hearing.

Chair Peradotti closed the public hearing at 5:00.

Commissioner Boyd noted that he does have some hesitancy related to items K and Q with regard to pedestrian safety as he does not like sidewalks on only one side of the street. He recommended the developer look at traffic calming opportunities to compensate. He stated that the project meets the requirements, and he does not see a reason to oppose the project.

Commissioner Boyd made a motion, seconded by Commissioner Sochotsky, to establish findings of fact that the Preliminary Planned Unit Development (PUD) Plan (Plat) does conform with the standards of the Subdivision Code, Zoning Code, and the Official Comprehensive Plan and to recommend approval of the request.

AYES: Boyd; Lewis; Mosley; Muehleck; Peradotti; Beyer; Galpalli; Sochotsky; Cullen

NAYS: Krieger

Motion passed.

New Business

Commissioner Boyd advised the Commission that this was his last meeting. He has served 9.5 years, including a number as Chair. Commission members and staff shared words of appreciation, thanking him for his contribution to the work of the City.

Adjournment

Commission Chair Boyd made a motion, seconded by Commissioner Sochotsky, to adjourn the meeting.

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

Motion carried (viva voce).

The Meeting Adjourned at 5:03 p.m.

CITY OF BLOOMINGTON

Bill Peradotti, Chair

Alissa Pemberton, Staff Liaison



Regular Agenda Item No. 5.A.

For Planning Commission: September 3, 2025

Ward Impacted: Ward 1

Subject: Z-07-25 - Public hearing, consideration, and action on a request submitted by WV Corner Holdings, LLC, for a Zoning Map Amendment for the property commonly known as 2425 E. Lincoln Street, from the B-1 (General Commercial) District to the R-3B (Multiple-Family Residence) District. PIN: 21-11-327-001.

Recommended Motion: Motion to establish findings of fact that the request for approval of a Zoning Map Amendment to the R-3B (Multiple-Family Residence) 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.

Strategic Plan:

Goal: **Goal 3.** Strong Neighborhoods

Objective: **Objective 3a.** Retention and growth of current local businesses

Background: The Applicant is requesting approval of a Zoning Map Amendment for the subject property from the B-1 (General Commercial) District to the R-3B (Multiple-Family Residence) District. The subject property currently holds a vacant one-story structure and surface parking. The site has been occupied by a variety of office uses since the late 1970s. It was previously occupied as an Office for an extended time, before being vacated in 2024. The Applicant is seeking to rezone the property for residential use to provide an opportunity to redevelop the site as senior housing.

Community Groups/Interested Persons Contacted: The application was filed in conformance with applicable procedural and public notice requirements. Notice was published in The Pantagraph on Monday, August 18, 2025. Courtesy notices were mailed to 11 property owners within 500 feet of the subject property.

Financial Impact: N/A

Attachments:

1. Z-07-25 - Staff Report - 2425 E Lincoln St



PLANNING COMMISSION

TO: Planning Commission

FROM: Development Services Department

DATE: September 3, 2025

CASE NO: Z-07-25, Zoning Map Amendment

REQUEST: Public hearing, consideration, and action on a request submitted by WV Corner Holdings, LLC, for a Zoning Map Amendment for the property commonly known as 2425 E. Lincoln Street, from the B-1 (General Commercial) District to the R-3B (Multiple-Family Residence) District. PIN: 21-11-327-001.

BACKGROUND

Request

The Applicant is requesting approval of a Zoning Map Amendment for the subject property from the B-1 (General Commercial) District to the R-3B (Multiple-Family Residence) District. The subject property currently holds a vacant one-story structure and surface parking. The site has been occupied by a variety of office uses since the late 1970s. It was most recently occupied as an Office for an extended time, before being vacated in 2024. The Applicant is seeking to rezone the property for residential use to redevelop the site as senior housing.

Notice

The application was filed in conformance with applicable procedural and public notice requirements. Notice was published in *The Pantagraph* on Monday, August 18, 2025. Courtesy notices were mailed to 11 property owners within 500 feet of the subject property.

Property Characteristics

The subject property consists of approximately 1.37 acres (59,670 square feet) of land located at the intersection of E. Lincoln Street and Veterans Parkway. It is improved with an approximately 2,200 square-foot office building. Vehicle access is provided via a curb cut along E. Lincoln Street. Neighboring properties are zoned commercial or residential.

Surrounding Zoning and Land Uses

	Zoning	Land Use(s)
North	B-1 (General Commercial)	Right-of-Way / Office / Single-Family Residential
South	B-1 (General Commercial)	Right-of-Way / Office Campus
East	B-1 (General Commercial)	Right-of-Way / Office Campus
West	R-3B (Multiple-Family Residence)	Multi-Family Residential / Assisted Living

ANALYSIS

Comparison of Existing and Proposed Districts

Existing Zoning: B-1 (General Commercial) District

The intent of this B-1 General Commercial District is to facilitate the development of community

and regional commercial areas. Customers in this district will generally use a motor vehicle to reach a desired establishment. The development contemplated in this district has such distinguishing characteristics as unified site planning and development that promotes a safe and conducive atmosphere for large volumes of shoppers; site accessibility such that the high volumes of traffic generated create minimal congestion and adverse impact upon surrounding land use; and unified architectural treatment of buildings rather than an assemblage of separate, conflicting store and structural types (§ 44-501A).

Proposed Zoning: R-3B (Multiple-Family Residence) District

The R-3B Residence District is intended to allow for increased neighborhood density through the development of small-lot single-family housing, townhomes, duplexes, and multifamily complexes, while being supportive of the overall historic character of the neighborhoods to which it is applied and the preservation of historic structures. The district allows for a maximum density of 70 dwelling units per acre and may be applied to areas best suited for such intense residential usage, principally on the fringes of the Bloomington Central Business District. It may also be applied to other areas in the City where comparable physical arrangements of land uses are present (§ 44-401G).

Compliance with the Comprehensive Plan

Zoning Map Amendment requests should be consistent with the Comprehensive Plan. The 2035 Comprehensive Plan’s Future Land Use Map identifies this area as Special Residential Activities (retirement communities, assisted living and similar residential uses) in the Built Areas. This is likely due to the larger, adjacent, multi-family residential site currently utilized as senior housing and assisted living. The Land Use Priorities Map does not identify this property as a priority for development.

The proposed Zoning Map Amendment supports the following Comprehensive Plan goals:

- Goal H-1 (Ensure the availability of safe, attractive, and high quality housing stock to meet the needs of all current and future residents of Bloomington), Objectives H-1.1 (Ensure that the housing to accommodate the new growth is a broad range (of types, sizes, ages, densities, tenancies and costs) equitably distributed throughout the City recognizing changing trends in age-group composition, income, and family living habits), and H-1.2 (Ensure an adequate supply of affordable housing for low to moderate income households); and
- Goal ED-4 (Enhance the image of Bloomington as a business-friendly community), Objective ED-4.2 (Prioritize infill and redevelopment to spur growth and reinvestment in the City).

STANDARDS FOR REVIEW FOR ZONING MAP AMENDMENTS

The Planning Commission shall hold at least one public hearing on any proposed Zoning Map Amendment and report to the Council its findings of fact and recommendations. Recommendations shall be made upon the determination that the Map Amendment 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.

Request for Zoning Map Amendment to R-3B

1. The suitability of the subject property for uses authorized by the existing zoning.

The existing commercial zoning of the property presents limited opportunities. While many commercial uses are permitted by right in B-1, there are also several potentially appropriate uses that become Special Use when adjacent to a Residential District which limits the potential for commercial uses on this property location of this property adjacent to an existing R-3B zoned property. Since no access will be provided directly to Veterans Parkway and the frontage along Lincoln Street allows for only one point of access, the property is also restrictive for more robust commercial uses that generally require flexibility in access and circulation.

2. The length of time the property has remained vacant as zoned considered in the context of land development in the area.

The property has been vacant as a commercial office building for over one year. Other commercially-zoned properties to the north hold office space which has remained partially occupied, and single-family homes that are occupied as residential uses. To the east, a corporate office complex has been decreasing in occupancy for some time, and to the northeast there are additional office and retail spaces with multiple vacancies. The limited number of existing successful commercial uses indicates that this area is not currently attractive to commercial users.

3. The suitability of the subject property for uses authorized by the proposed zoning.

The subject property would be appropriate for most uses permitted in the R-3B District. Public water and sewer are already present, no flood zones or natural resources have been identified, and no extreme topographic shifts exist.

4. The existing land uses and zoning of nearby property.

The property is generally surrounded by multi-family residential property, with limited office space and single-family residential to the north. The character of the surrounding zoning and uses as lower intensity than those generally found in the B-1 District supports reducing the intensity of this parcel. Downzoning (zoning to a District that only permits lower intensity uses than are permitted in the current District) would improve the cohesiveness of the area and differentiate it from the more intense commercial area on the east side of Veterans Pkwy.

5. Relative gain or hardship to the public as contrasted and compared to the hardship or gain of the individual property owner resulting from the approval or denial of the zoning amendment application.

The relative gain for both the Owner and the community from the Zoning Map Amendment would be positive, as the surrounding properties would have a more consistent expectation of the intensity of uses that could be developed adjacent to the existing residential uses. Potential traffic at the intersection of Veterans and Lincoln is also reduced by downzoning. No negative effects for the public were identified.

6. The extent to which adequate streets are connected to the arterial street system and are available or can be reasonably supplied to serve the uses permitted in the proposed zoning classification.

The existing street network adequately serves the subject property. Vehicle access is provided via an existing curb cut along E. Lincoln Street and would continue to function this way for any updated use.

7. The extent to which the proposed amendment is inconsistent with the need to minimize flood damage and that the development of the subject property for the uses permitted in the proposed zoning classification will not have a substantial detrimental effect on the drainage patterns in the area.

Any changes to the site that are contemplated in the future would be required to comply with stormwater management according to the City's Manual of Practice. Drainage patterns would not be expected to change significantly since no major topographic changes or drainageways are present.

8. The extent to which adequate services (including but not limited to fire and police protection, schools, water supply, and sewage disposal facilities) are available or can be reasonably

supplied to serve the uses permitted in the proposed zoning classification.

Adequate services are already available to the property, including a public water main of sufficient size to support a fire suppression system, if required. Any future use will need to ensure that on-site water and sewer items meet current code requirements.

9. The extent to which property values are diminished by the restrictions of the proposed zoning.

Surrounding property values are unlikely to be diminished by the Zoning Map Amendment, as the downzoning can be expected to reduce the potential intensity of impact to surrounding properties. The applicant acknowledges and is willing to accept any potential reduction in property value related to the subject property itself.

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

See prior item “Compliance with the Comprehensive Plan” in this report. The long-range plan identifies this area as a potential retirement community and assisted living facility, which would be compatible with the adjacent property and use.

11. Whether the City needs more of the types of uses allowed in the proposed district.

Multiple studies have identified the need for additional housing options in the City. The proposed multiple-family zoning would support this need and permit the further development of such housing.

STAFF RECOMMENDATION

After reviewing the relevant factors for consideration, and without the benefit of considering additional evidence that may be presented at the public hearing, staff finds that the proposed Zoning Map Amendment is in the public interest and not solely for the benefit of the Applicant, and recommends the Planning Commission take the following action:

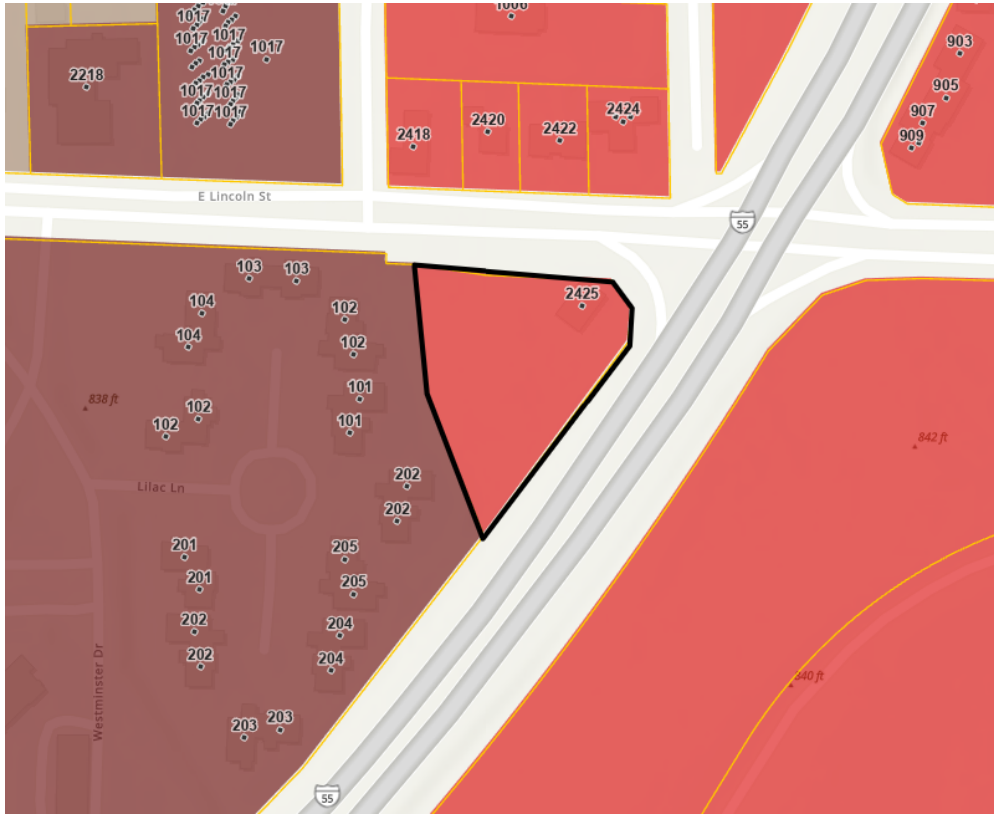
Motion to establish findings of fact that the request for approval of a Zoning Map Amendment to the R-3B (Multiple-Family Residence) District ***is in the public interest and not solely for the benefit of the Applicant or Property Owner*** and to recommend ***approval*** of the request.

Respectfully
submitted, Jon
Branham
Planner II

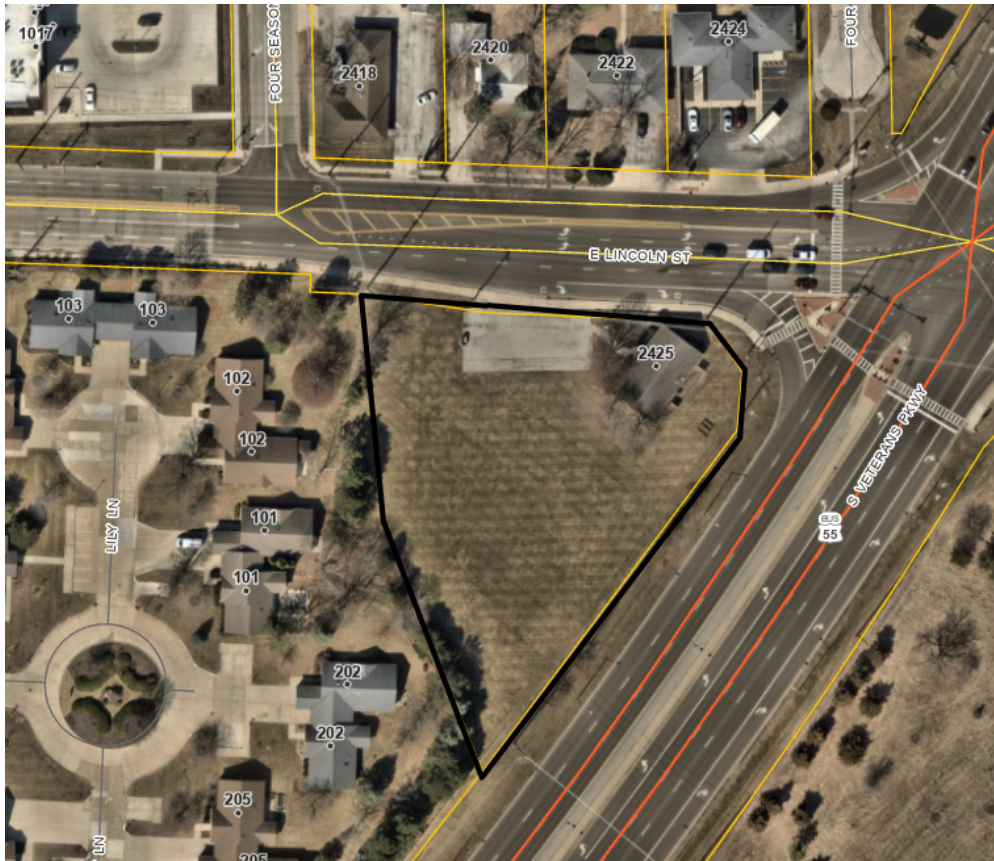
Attachments:

1. Zoning Map
2. Aerial Image
3. Street View
4. Utilities Map
5. Neighborhood notice map

Attachment 1: Zoning Map



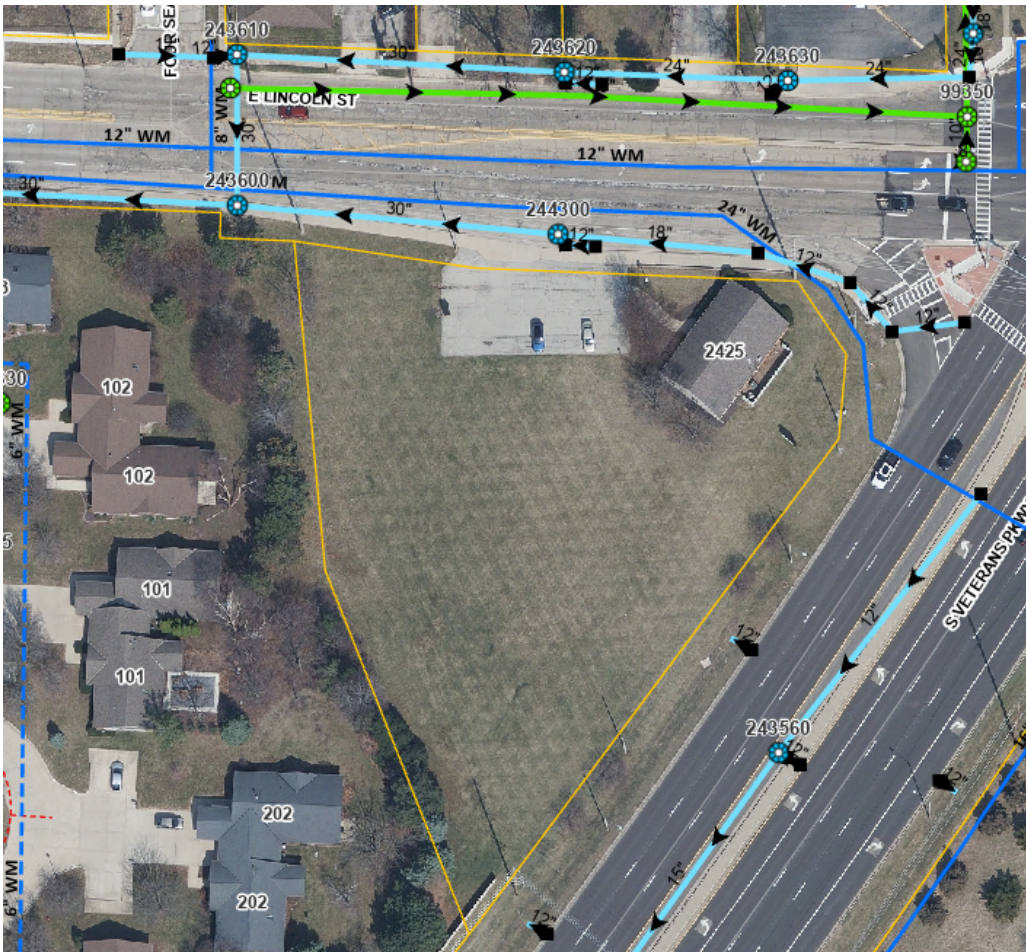
Attachment 2: Aerial Image



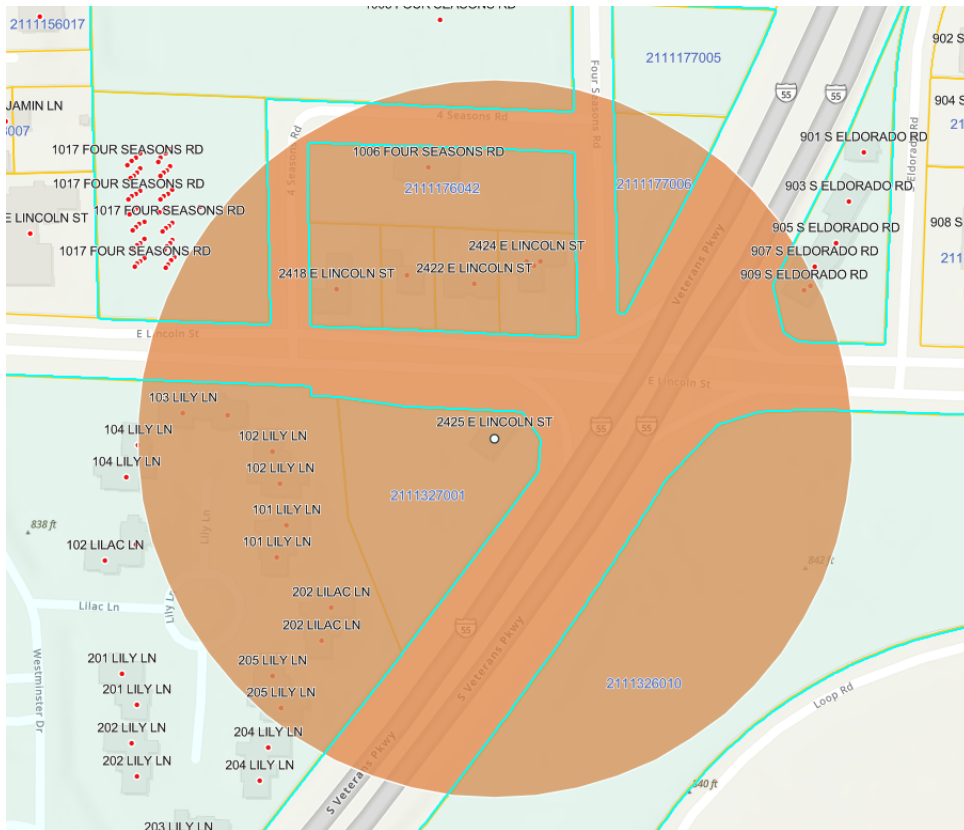
Attachment 3: Street View



Attachment 5: Utilities Map



Attachment 6: Neighborhood Notice Map





Regular Agenda Item No. 5.B.

For Planning Commission: September 3, 2025

Ward Impacted: Ward 7

Subject: Z-08-25 - Public hearing, consideration, and action on a request submitted by McLean County Center for Human Services, for approval of a Zoning Map Amendment for the property commonly known as 1326 Sherman Street, from the R-1C (Single-Family Residential) District to the R-3B (Multiple-Family Residence) District. PIN: 14-32-429-030.

Recommended Motion: Motion to establish findings of fact that the request for approval of the Zoning Map Amendment to the R-3B (Multiple-Family Residence) 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.

Strategic Plan:

Goal: **Goal 5.** Great Place - Livable, Sustainable City

Objective: **Objective 5a.** Well-planned City with necessary services and infrastructure

Background: The Applicant is requesting approval of a Zoning Map Amendment for the subject property from the R-1C (Single-Family Residence) District to the R-3B (Multiple-Family Residence) District. The subject property is currently vacant and has been vacant since prior to 1964. The Applicant wants to rezone the property to allow for a 24-unit supportive housing apartment building (Multiple-Family Dwelling). A Special Use Permit will be required for the medical office components of the proposed development, following possible approval of the Map Amendment request.

Community Groups/Interested Persons Contacted: The application was filed in conformance with applicable procedural and public notice requirements. Notice was published in The Pantagraph on Monday, August 18, 2025. Courtesy notices were mailed to 68 property owners within 500 feet of the subject property.

Financial Impact: N/A

Attachments:

1. Z-08-25 - Staff Report - 1326 Sherman St



PLANNING COMMISSION

TO: Planning Commission

FROM: Development Services Department

DATE: September 3, 2025

CASE NO: Z-08-25, Zoning Map Amendment

REQUEST: Public hearing, consideration, and action on a request submitted by McLean County Center for Human Services, for approval of a Zoning Map Amendment for the property commonly known as 1326 Sherman Street, from the R-1C (Single-Family Residential) District to the R-3B (Multiple-Family Residence) District. PIN: 14-32-429-030.

BACKGROUND

Request

The Applicant is requesting approval of a Zoning Map Amendment for the subject property from the R-1C (Single-Family Residence) District to the R-3B (Multiple-Family Residence) District. The subject property is currently vacant and has been vacant since prior to 1964. The Applicant wants to rezone the property to allow for a 24-unit supportive housing apartment building (Multiple-Family Dwelling). A Special Use Permit will be required for the medical office components of the proposed development, following possible approval of the Map Amendment request.

Notice

The application was filed in conformance with applicable procedural and public notice requirements. Notice was published in *The Pantagraph* on Monday, August 18, 2025. Courtesy notices were mailed to 68 property owners within 500 feet of the subject property.

Property Characteristics

The subject property consists of approximately 2.58 acres (112,380 square feet) of land located near the intersection of Sherman Street and Division Street, and extending around the north end of a cul-de-sac at the north end of Ewing Street. Neighboring properties are zoned residentially and Restricted Manufacturing.

Surrounding Zoning and Land Uses

	Zoning	Land Use(s)
North	(Town) M-1 (Restricted Manufacturing) District	Comcast / Xfinity Service Site
South	R-1C (Single Family Residence) District	Single-Family Residential
East	R-1C (Single Family Residence) District	Right of Way / Single-Family Residential
West	R-1C (Single Family Residence) District	Vacant

ANALYSIS

Comparison of Existing and Proposed Districts

Existing Zoning: R-1C (Single-Family Residence) District

The R-1C Residence District is intended to provide primarily for the establishment of areas of higher

density single-family detached dwelling units while recognizing the potential compatibility of two-family dwelling units as special uses. Densities of approximately eight dwelling units per acre are allowed. This district may be applied to newly developing areas as well as the older residential areas of the City where larger houses have been or can be converted from single-family to two-family residences to extend the economic life of these structures and allow the owners to justify the expenditures for repairs and modernization (§ 44-401C).

Proposed Zoning: R-3B (Multiple-Family Residence) District

The R-3B Residence District is intended to allow for increased neighborhood density through the development of small-lot single-family housing, townhomes, duplexes, and multifamily complexes, while being supportive of the overall historic character of the neighborhoods to which it is applied and the preservation of historic structures. The district allows for a maximum density of 70 dwelling units per acre and may be applied to areas best suited for such intense residential usage, principally on the fringes of the Bloomington Central Business District. It may also be applied to other areas in the City where comparable physical arrangements of land uses are present (§ 44-401G).

Compliance with the Comprehensive Plan

Zoning Map Amendment requests should be consistent with the Comprehensive Plan. The 2035 Comprehensive Plan's Future Land Use Map identifies this area as Low Density Residential. The Land Use Priorities Map identifies this property as a Tier 1 Priority: "Vacant and under-utilized land for infill development within the City."

The proposed Zoning Map Amendment supports the following Comprehensive Plan goals:

- Goal H-1 (Ensure the availability of safe, attractive, and high quality housing stock to meet the needs of all current and future residents of Bloomington), Objectives H-1.1 (Ensure that the housing to accommodate the new growth is a broad range (of types, sizes, ages, densities, tenancies and costs) equitably distributed throughout the City recognizing changing trends in age-group composition, income, and family living habits), and H-1.2 (Ensure an adequate supply of affordable housing for low to moderate income households); and
- Goal ED-4 (Enhance the image of Bloomington as a business-friendly community), Objective ED-4.2 (Prioritize infill and redevelopment to spur growth and reinvestment in the City).

STANDARDS FOR REVIEW FOR ZONING MAP AMENDMENTS

The Planning Commission shall hold at least one public hearing on any proposed Zoning Map Amendment and report to the Council its findings of fact and recommendations. Recommendations shall be made upon the determination that the Map Amendment 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.

Request for Zoning Map Amendment to R-3B

1. The suitability of the subject property for uses authorized by the existing zoning.

The property as-is is too large for a single-family residence to be financially feasible, and multiple parties have reviewed the potential to subdivide it into smaller lots, but the complexity of the topography and underground infrastructure has made that either too complicated or too expensive to warrant development under the R-1C zoning.

This property is more suitable for a zoning District that allows multiple principal structures, as well as concentration of the development in the buildable area with open space concentrated where surface development is not practical.

2. The length of time the property has remained vacant as zoned considered in the context of land development in the area.

The property has been vacant since at least 1964, which indicates that this area is either not currently attractive to single-family residential development or the property has characteristics that have made it undevelopable under the regulations of the current District

3. The suitability of the subject property for uses authorized by the proposed zoning.

The subject property would be appropriate for most uses permitted in the R-3B District due to the dual street access and the proximity to public water and sewer, including water supply line sizing that could likely support fire suppression infrastructure if needed. The topography (slope) of the property lends itself to engineered gravity-fed stormwater management techniques that drain large contiguous impervious area. The clustering of existing underground infrastructure on the west (low) half of the property implies some of the same site design will be necessary from a utility easement and access perspective. Single-family structures that are clustered with shared open space may feasibly fit, but the more appropriate uses for this property are group living or very low intensity commercial uses due to their typical spatial layout.

4. The existing land uses and zoning of nearby property.

The property is surrounded by single-family residential properties on the east and south, unimproved land to the west, and manufacturing uses to the north.

5. Relative gain or hardship to the public as contrasted and compared to the hardship or gain of the individual property owner resulting from the approval or denial of the zoning amendment application.

The relative gain for both the Owner and the community from the Zoning Map Amendment appears positive. Zoning that is more appropriate for the types of development that are feasible, considering the site constraints, could result in active use at the property which would be more likely to positively impact the surrounding area than the current vacant state of the property. In addition, development of a moderately intense use between the low-intensity single-family dwellings to the south and the semi-industrial uses to the north may provide a visual buffer that would benefit the properties to the south.

6. The extent to which adequate streets are connected to the arterial street system and are available or can be reasonably supplied to serve the uses permitted in the proposed zoning classification.

The existing street network adequately serves the subject property. Vehicle access would be provided via a new curb cut along Sherman Street and could connect (as a secondary access) to the cul-de-sac on Ewing Street; this would be reviewed and confirmed by the City's Traffic Engineer prior to any construction. The site is also in close proximity to an existing public transportation stop, which could reduce the impact any use has on the street system.

7. The extent to which the proposed amendment is inconsistent with the need to minimize flood damage and that the development of the subject property for the uses permitted in the proposed zoning classification will not have a substantial detrimental effect on the drainage patterns in the area.

When the site is developed, stormwater management will be required according to the City's Manual of Practice. Any changes to drainage patterns would not be allowed to negatively impact surrounding

properties.

8. The extent to which adequate services (including but not limited to fire and police protection, schools, water supply, and sewage disposal facilities) are available or can be reasonably supplied to serve the uses permitted in the proposed zoning classification.

Adequate services are already available to the property. Any development would need to ensure that water and sewer items meet current code requirements for the proposed use.

9. The extent to which property values are diminished by the restrictions of the proposed zoning.

Property values are unlikely to be diminished by the Zoning Map Amendment. Future development of the property with uses appropriate for the R-3B District should not negatively impact properties in this part of the community that includes substandard lots (R-1C), an Assisted-Living facility (R-3A), a Vehicle Repair use (M-1), rail yard (M-1), and utility servicing facility (P-2), all within a quarter mile of the subject property.

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

See prior item "Compliance with the Comprehensive Plan" in this report.

11. Whether the City needs more of the types of uses allowed in the proposed district.

Multiple studies have identified the need for additional housing options in the City. The proposed multiple-family zoning would support this need and permit the further development of such housing.

STAFF RECOMMENDATION

After reviewing the relevant factors for consideration and without the benefit of considering additional evidence that may be presented at the public hearing, staff finds that the proposed Zoning Map Amendment is in the public interest and not solely for the benefit of the Applicant, after reviewing the relevant factors for consideration, and recommends the Planning Commission take the following action:

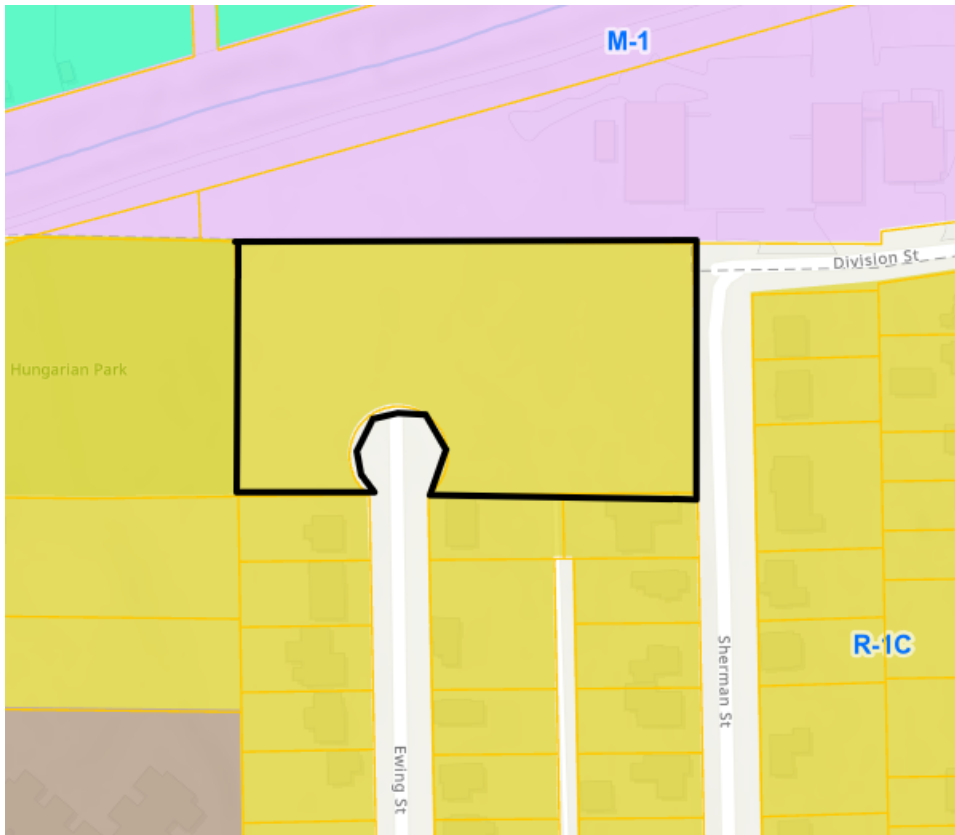
Motion to establish findings of fact that the request for approval of the proposed Zoning Map Amendment to the R-3B (Multiple-Family Residence) District ***is in the public interest and not solely for the benefit of the Applicant or Property Owner*** and to recommend ***approval*** of the request.

Respectfully submitted,
Jon Branham
Planner II

Attachments:

1. Zoning Map
2. Aerial Image
3. Street Views
4. Utilities Map
5. Neighborhood notice map
6. Site Plan (separate attachment)

Attachment 1: Zoning Map



Attachment 2: Aerial Image



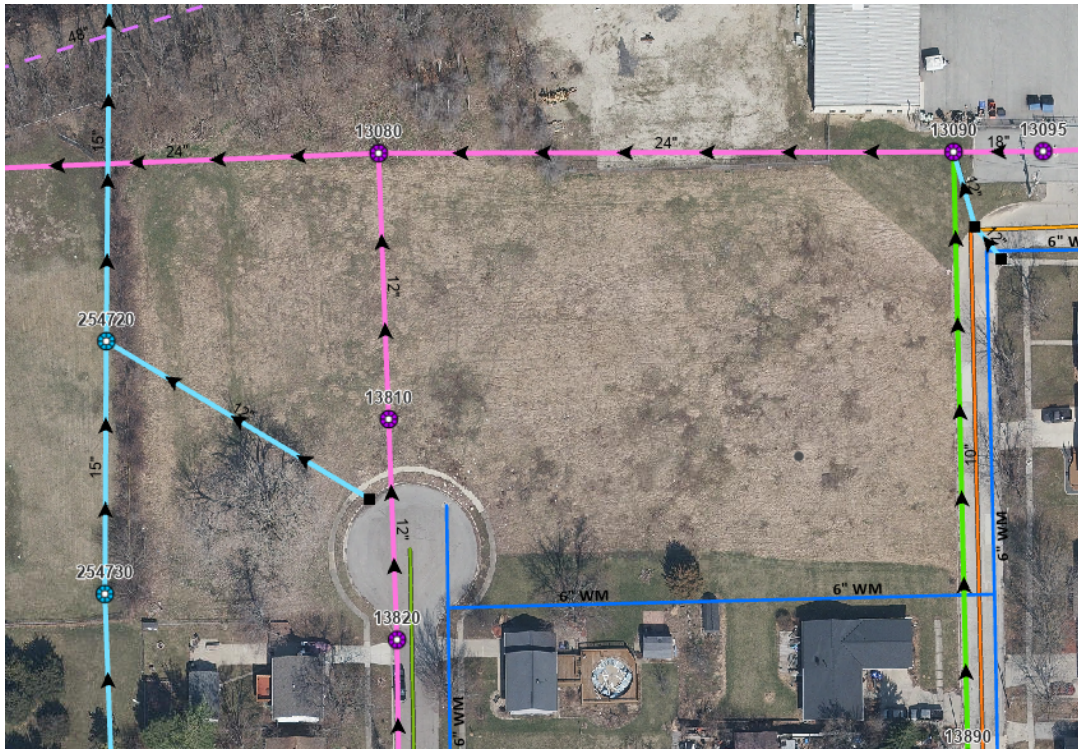
*Attachment 3: Street Views:
Looking west from Sherman Street*



Looking north from Ewing Street



Attachment 4: Utilities Map



Attachment 5: Neighborhood Notice Map

