



**Planning Commission - Regular Session Agenda**  
**Community Room 1, 2<sup>nd</sup> Floor, Bloomington Public Library**  
**205 E. Olive St., Bloomington, IL 61701**  
**Wednesday, December 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](mailto: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](http://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 amended Minutes of the September 3, 2025 regular meeting of the Bloomington Planning Commission.** (Recommended Motion: The proposed Minutes be approved.)
- B. **Review and approval of the Minutes of the November 5, 2025 regular meeting of the Bloomington Planning Commission.** (Recommended Motion: The proposed Minutes be approved.)

**5. Regular Agenda**

- A. **PS-02-25 - Public Hearing, review and action on a request submitted by Deneen Brothers Farms, LLC, for approval of an Amended Preliminary Plan (Plat) for the Fourth Revision to a Portion of Empire Business Park Preliminary Plan, for the property generally located at the northeast corner of Trinity Ln. and E. Empire St., PINs:15-31-333-002, 15-31-352-003, & 15-31-300-020.** (Recommended Motion: The request be recommended for approval.)
- B. **Boards & Commissions Refresher Presentation.** (Recommended Motion: None; Presentation Only.)

**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](mailto:mhurt@cityblm.org).



**Consent Agenda Item No. 4.A.**

**For Planning Commission:** December 3, 2025

**Ward Impacted:** City Wide

**Subject:** Review and approval of the amended Minutes of the September 3, 2025 regular meeting of the Bloomington Planning Commission, as requested by the Development Services Department.

**Recommended Motion:** The proposed Minutes be approved.

**Strategic Plan:**

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

**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. The Draft Minutes were presented to the Commission at the November 5, 2025, Regular Meeting (the October meeting was canceled); a Commissioner requested substantive changes that required review prior to inclusion, so the Commission continued the item. The provided Draft Minutes incorporate the requested corrections and some content recommended for addition.

**Community Groups/Interested Persons Contacted:** N/A

**Financial Impact:** N/A

**Attachments:**

1. PC Draft Minutes 2025-09-03 Amended
2. Attachment 1. Meeting PowerPoint Presentation for 09.03.2025



**DRAFT MINUTES  
 PLANNING COMMISSION - REGULAR SESSION  
 WEDNESDAY, SEPTEMBER 3, 2025, 4:00 PM**

The Planning Commission convened in regular session at 4:01 PM, September 3, 2025. Chair Peradotti called the meeting to order.

**Roll Call**

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>
Anna Sochotsky	Commission Vice Chair	Absent
Jackie Beyer	Commissioner	Present
Goverdhan Galpalli	Commissioner	Present
Mary Ann Cullen	Commissioner	Present at 4:04pm
Mark Muehleck	Commissioner	Absent
David Lewis	Commissioner	Present
Rachael Mosley	Commissioner	Present
Thomas Krieger	Commissioner	Present
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 Mosley noted a correction on page 5 of the draft minutes, relating to comments attributed to Chair Peradotti that were actually provided by her.

**Commissioner Krieger made a motion, seconded by Commissioner Lewis, to approve the consent agenda as amended.**

**AYES:** Lewis; Mosley; Peradotti; Beyer; Galpalli; Kreiger

**Motion carried (viva voce).**

Item 4.A. Consideration and action to approve the Minutes of the August 6, 2025, regular meeting of the Bloomington Planning Commission.

## Regular Agenda

*The following item was presented:*

Item 5.A. **Z-07-25** - Public Hearing, review and action on a request submitted by WV Corner Holdings, LLC, for a **Zoning Map Amendment** from the B-1 (General Commercial) District to the R-3B (Multiple-Family Residence) District for the property commonly known as 2425 E. Lincoln Street, PIN 21-11-327-001.

Mr. Branham presented the staff report and a recommendation for approval. He noted the history of the property, most recently occupied as an Office Use, and the current vacant status. He noted the surrounding uses, including the adjacent Assisted Living Facility. He reviewed the Standards for the Zoning Map Amendment.

Commissioner Beyer inquired whether an Assisted Living Facility use would be permitted with the current zoning designation. Ms. Pemberton stated that it would not, but that Multi-Family Residential would be permitted. Staff and the Commission reviewed and discussed the use and zoning of surrounding properties. Commissioner Beyer inquired if the request could be considered an expansion of the adjacent R-3B zoning. Ms. Pemberton confirmed.

**Chair Peradotti opened the public hearing.**

**Tim Higus, Representative for the Applicant**, provided further background and stated a future site plan has not been developed for the property yet, but the idea is to develop it cohesively with the adjacent property.

Commissioner Galpalli inquired about the status of the existing building at the site. Mr. Higus stated it would likely be demolished, and the site would be redeveloped.

**Joel Randalls, Resident**, inquired about the public interest. Mr. Branham recited Standard #5 in the staff memo related to the relative gain to the public.

**Chair Peradotti closed the public hearing.**

Commissioner Beyer noted that the request would be an extension of the adjacent zoning and land use and would be consistent with the Comprehensive Plan Land Use Map.

**Commissioner Beyer made a motion, seconded by Commissioner Lewis, to establish findings of fact that the that the proposed Zoning Map Amendment is in the public interest and not solely for the benefit of the Applicant and recommend approval of the proposed Zoning Map Amendment.**

**AYES:** Lewis; Mosley; Krieger; Peradotti; Beyer; Galpalli; Cullen

**Motion passed.**

Mr. Branham stated the item would proceed to City Council on September 22<sup>nd</sup>.

Item 5.B. **Z-08-25** - Public Hearing, review and action on a request submitted by McLean

County Center for Human Services, for a Zoning Map Amendment from the R-1C (Single-Family Residence) District to the R-3B (Multiple-Family Residence) District for the property commonly known as 1326 Sherman Street, PIN 14-32-429-030.

Ms. Pemberton requested a short recess to consult with Counsel.

Chair Peradotti called for a recess at 4:14pm.

Chair Peradotti called the meeting back to order at 4:23pm.

Ms. Pemberton requested the item be continued to the next regularly scheduled meeting, to address questions related to ownership of the subject property and whether sufficient evidence of approval to proceed exists.

**Commissioner Beyer made a motion, seconded by Commissioner Krieger, to postpone the item to the next Planning Commission meeting, expected October 1.**

**AYES:** Lewis; Mosley; Krieger; Peradotti; Beyer; Galpalli; Cullen

**Motion passed.**

Ms. Pemberton stated that staff would remain to answer any questions from members of the public, following the conclusion of the meeting and dispersal of the Commissioners.

### **New Business**

Ms. Pemberton introduced Mr. Ricci as a new staff liaison of the Planning Commission starting in the near future.

### **Adjournment**

**Commissioner Krieger made a motion, seconded by Commissioner Cullen, to adjourn the meeting.**

**AYES:** Lewis; Mosley; Krieger; Peradotti; Beyer; Galpalli; Cullen

**Motion carried (viva voce).**

The Meeting Adjourned at 4:27 p.m.

### **Attachments:**

1. Meeting PowerPoint Presentation for 09.03.2025

## **CITY OF BLOOMINGTON**

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Bill Peradotti, Chair

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Alissa Pemberton, Staff Liaison



# City of Bloomington Planning Commission

September 3, 2025

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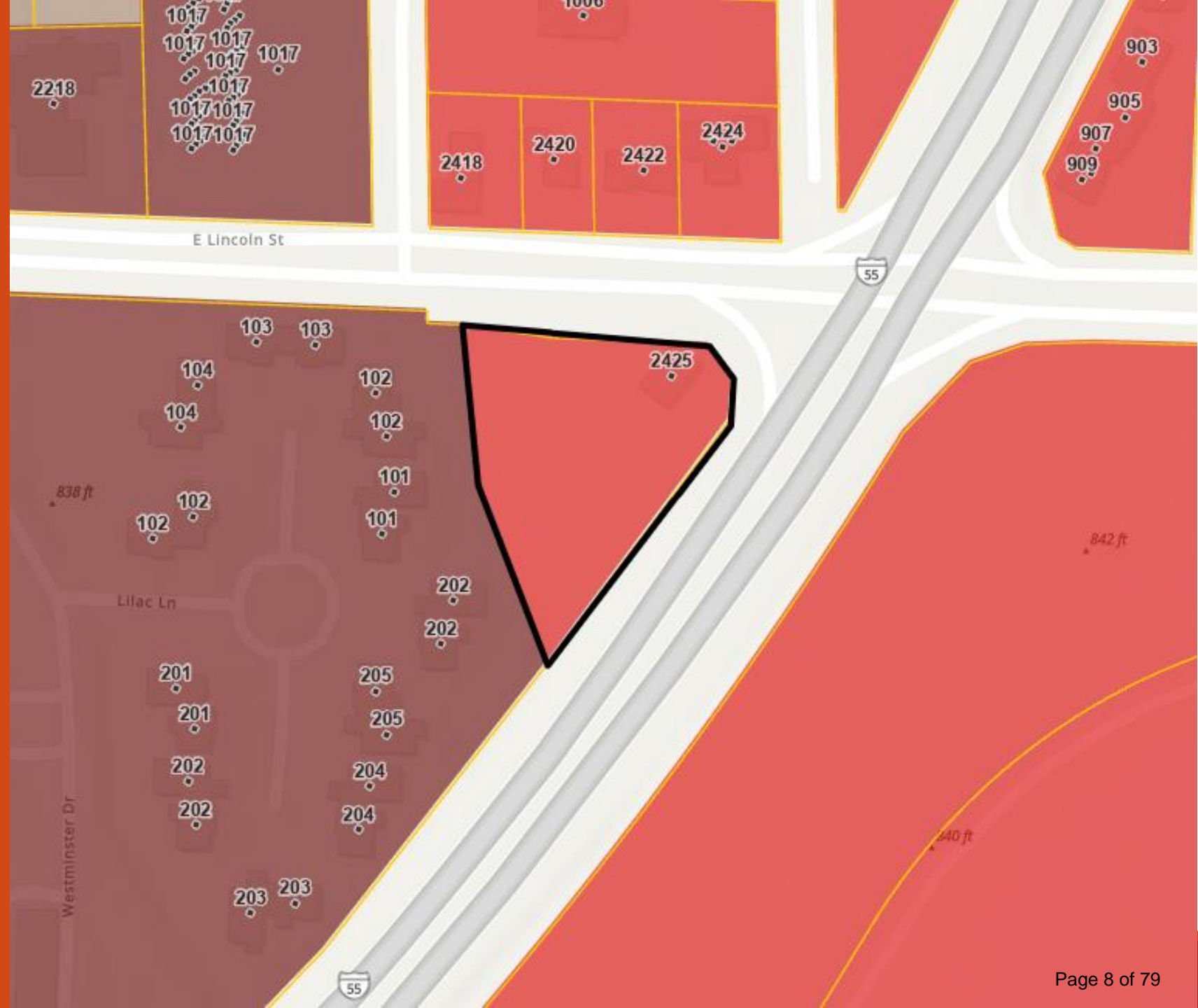


## Regular Agenda

Item	Case Number	Description
4A	N/A	Consideration and action to approve the Minutes of the August 6, 2025, regular meeting of the Bloomington Planning Commission.
5A	Z-07-25	Public Hearing, review 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.
5B	Z-08-25	Public Hearing, review and action on a request submitted by McLean County Center for Human Services with H.O.P.E. (Housing Our People Everywhere), requesting a Zoning Map Amendment for the property located at 1326 Sherman Street, from R-1C (Single-Family Residential) District to R-3B (Multiple-Family Residence) District. PIN: 14-32-429-030.
6	N/A	Any new business that may arise.

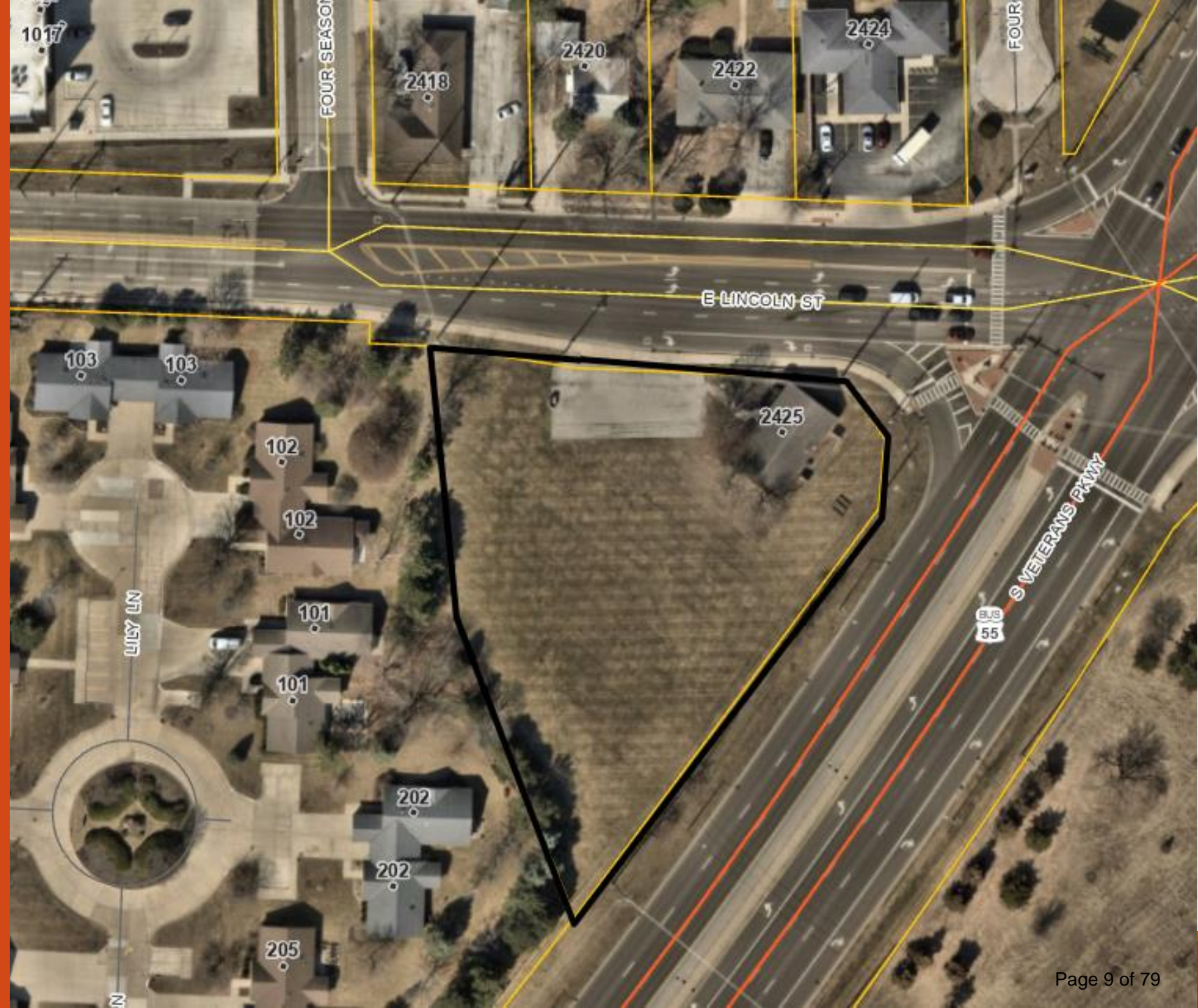
# Z-07-25

Public hearing, consideration, and action on a request 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.



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# Z-07-25

Public hearing, consideration, and action on a request 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.



## Compliance with the 2035 Comprehensive Plan

The proposed Map Amendment contributes to:

- 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),
  - Objective 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 – Map Amendments

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

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

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

The existing land uses and zoning of nearby property.

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 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 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.

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

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

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

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



# Staff Recommendation

## CASE Z-07-25

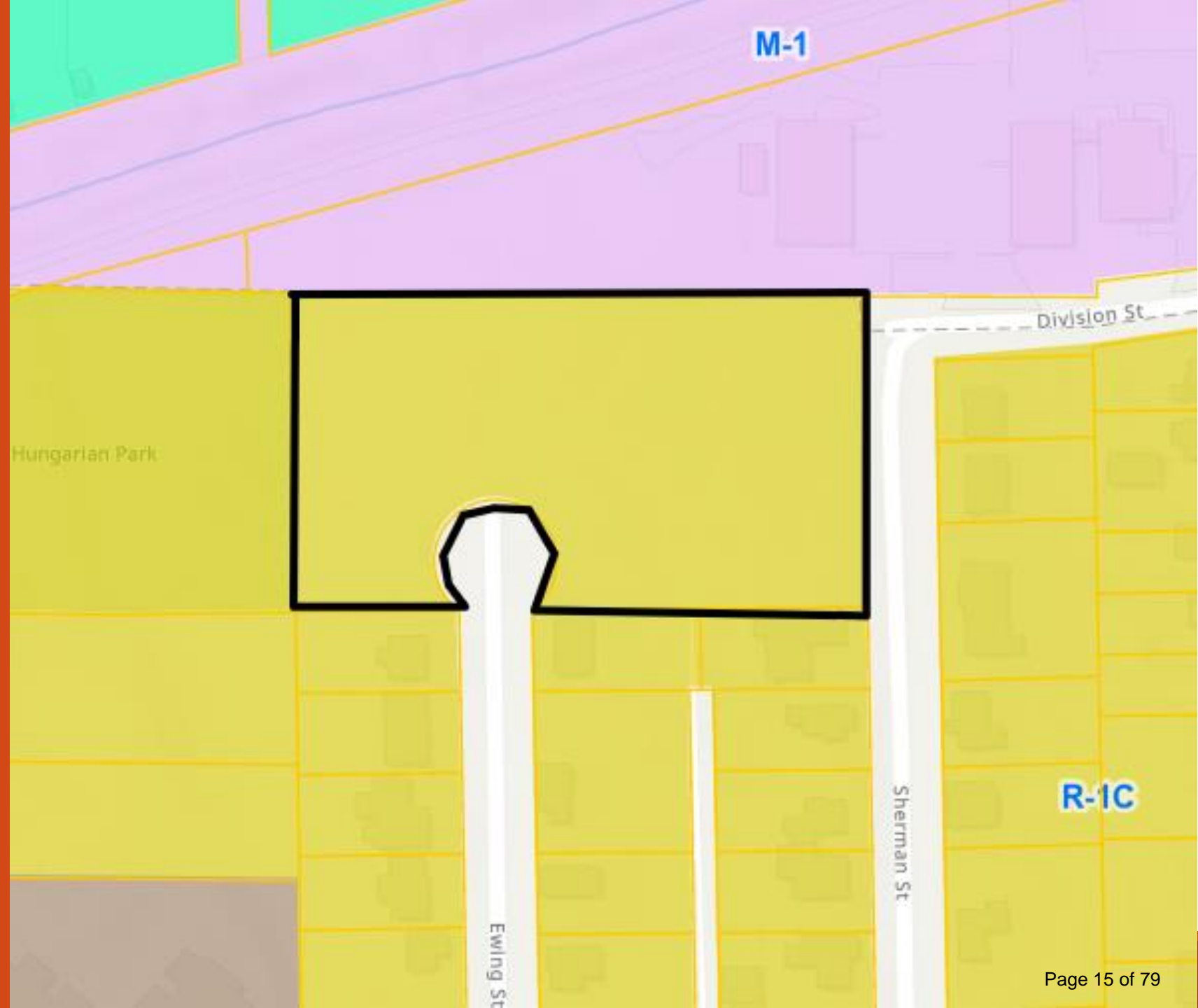
Staff finds that the standards for map amendments have been adequately addressed.

### Recommended Actions:

Motion to establish **findings of fact, as stated in the Staff Report**, 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.

# Z-08-25

Public hearing, consideration, and action on a request by McLean County Center for Human Services with H.O.P.E. (Housing Our People Everywhere), requesting a Zoning Map Amendment for the property located at 1326 Sherman Street, from R-1C (Single-Family Residential) District to R-3B (Multiple-Family Residence) District. PIN: 14-32-429-030.



# Z-08-25

Public hearing, consideration, and action on a request by McLean County Center for Human Services with H.O.P.E. (Housing Our People Everywhere), requesting a Zoning Map Amendment for the property located at 1326 Sherman Street, from R-1C (Single-Family Residential) District to R-3B (Multiple-Family Residence) District. PIN: 14-32-429-030.



# Z-08-25

Public hearing, consideration, and action on a request McLean County Center for Human Services with H.O.P.E. (Housing Our People Everywhere), requesting a Zoning Map Amendment for the property located at 1326 Sherman Street, from R-1C (Single-Family Residential) District to R-3B (Multiple-Family Residence) District. PIN: 14-32-429-030.



# Z-08-25

Public hearing, consideration, and action on a request by McLean County Center for Human Services with H.O.P.E. (Housing Our People Everywhere), requesting a Zoning Map Amendment for the property located at 1326 Sherman Street, from R-1C (Single-Family Residential) District to R-3B (Multiple-Family Residence) District. PIN: 14-32-429-030.



## Compliance with the 2035 Comprehensive Plan

The proposed Map Amendment contributes to:

- 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),
  - Objective 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 – Map Amendments

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

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

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

The existing land uses and zoning of nearby property.

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 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 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.

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

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

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

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



# Staff Recommendation

## CASE Z-08-25

Staff finds that the standards for map amendments have been adequately addressed.

### Recommended Actions:

Motion to establish **findings of fact, as stated in the Staff Report**, 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.



# Next Meeting

October 1, 2025

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**Consent Agenda Item No. 4.B.**

**For Planning Commission:** December 3, 2025

**Ward Impacted:** City Wide

**Subject:** Review and approval of the Minutes of the November 5, 2025 regular meeting of the Bloomington Planning Commission, as requested by the Development Services Department.

**Recommended Motion:** The proposed Minutes be approved.

**Strategic Plan:**

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

**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. The Draft Minutes were presented to the Commission at the October 5, 2025, Regular Meeting; a Commissioner requested substantive changes that required review prior to inclusion, so the Commission continued the item. The provided Draft Minutes incorporate the content of the requested changes.

**Community Groups/Interested Persons Contacted:** N/A

**Financial Impact:** N/A

**Attachments:**

1. PC Draft Minutes 2025-11-05
2. Attachment 1. Meeting PowerPoint Presentation for 11.05.2025
3. Attachment 2. Public Comment - Emailed Memo from MCRPC
4. Attachment 3. Applicant's Exhibit – Sue's Landing



**DRAFT MINUTES  
PLANNING COMMISSION - REGULAR SESSION  
WEDNESDAY, NOVEMBER 5, 2025, 4:00 PM**

The Planning Commission convened in regular session at 4:00 PM, November 5, 2025. Chair Peradotti called the meeting to order.

**Roll Call**

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>
Anna Sochotsky	Commission Vice Chair	Present
Jackie Beyer	Commissioner	Present
Goverdhan Galpalli	Commissioner	Absent
Mary Ann Cullen	Commissioner	Present
Mark Muehleck	Commissioner	Present
David Lewis	Commissioner	Present
Rachael Mosley	Commissioner	Present
Thomas Krieger	Commissioner	Absent
William Peradotti	Commission Chair	Present
John Prior	Commissioner	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**

Chair Peradotti noted that an item of public comment had been submitted digitally and distributed to commission members (Attachment 2).

**Consent Agenda**

Item 4.A. Consideration and action to approve the Minutes of the September 9, 2025, regular meeting of the Bloomington Planning Commission.

Commissioner Beyer reviewed several proposed changes to the draft minutes. Ms. Pemberton recommended postponing review of the Minutes to give staff time to review and incorporate the proposed changes, then allow the Commission time to review before a vote.

**Commissioner Lewis made a motion, seconded by Commissioner Cullen, to postpone approval of the Minutes to allow amendment and review.**

**AYES:** Sochotsky; Beyer; Cullen; Muehleck; Lewis; Mosley; Prior; Peradotti  
**Motion carried (viva voce).**

## Regular Agenda

*The following item was presented:*

HELD OVER – Item 5.A. Z-08-25 - Public Hearing, review and action on a request submitted by McLean County Center for Human Services (MCCHS), for a Zoning Map Amendment from the R-1C (Single-Family Residence) District to the R-3B (Multiple-Family Residence) District for the property commonly known as 1326 Sherman Street, PIN 14-32-429-030.

Ms. Pemberton reported that staff had received word from McLean County that the title for the property would be reconveyed to HOPE Housing People Everywhere (the property owner prior to the tax sale), who has a valid purchase agreement with the MCCHS (the Applicant), so sufficient evidence of property owner consent does exist to allow the Commission to proceed with review of the application. She then presented the staff report and a recommendation for approval. She noted the history of the property, its long-vacant status and having been considered for multiple unsuccessful proposals. She noted the unique characteristics of the property that make it difficult to develop in a similar fashion to the adjacent single-family uses, including the site's topography and the presence of sanitary and storm sewer pipes crossing the property. Elevation drops ten to twelve feet across the expanse of the property. Each of the two pipes are 12" in diameter and are located in non-buildable easements. The combination of these two factors makes roughly half of the property non-buildable, forcing any development to be concentrated in one portion of the parcel. Although the property has changed hands three times since 2007, none of the owners have come up with a viable development proposal under the existing R-1C zoning.

Although much of the surrounding zoning is R-1C, the property to the north is zoned industrial, there are denser single-family areas adjacent to the property, and to the southwest is an R-3A property which hosts an Assisted-Living Facility that has been in operation for a long time. The proposed Zoning Map Amendment would create a buffer between the industrially-zoned area and the single-family uses to the south. Public utilities are available immediately adjacent to the site and there is public transit access available nearby.

Commissioner Lewis asked if the proposed buyer has stated how they would develop the property. Ms. Pemberton stated that the Applicant had proposed a development at another site that did not come to fruition, and they are proposing to build it at this site: it would be a Multiple-Family Residential development with a small medical office component [Medical or Dental Office or Clinic]. It would not be a full Assisted-Living Facility like the nearby use; it would be an apartment complex, which is permitted by right. She reminded the Commission that—while the Applicant is applying to rezone with the specific use in mind, that result is not guaranteed to be the one that is ultimately developed—during rezoning hearings all potential outcomes should be considered. She acknowledged that, if the Applicant's project was to be realized, it would be a use that is permitted in the proposed zoning district, and is structurally appropriate for this property.

Commissioner Beyer noted that the vacancy had been reported as since 1964 and inquired when strong interest to develop it had started. Ms. Pemberton responded that it has changed hands three times since 2007, so that would indicate increased interest. Commissioner Beyer noted that the maximum allowed density would increase from the 8 dwelling units per acre in R-1C to 70 units per acre in R-3B; if only half of the area was developable that might allow around 85 units. Ms. Pemberton reminded her that there are many other constraints, including minimum required

yards, building heights, required detention, and required parking that would prevent that from being implemented on this property.

Commissioner Beyer asked whether City staff or Council decide what density they will allow on the property, or whether it is just based on the applicant. Ms. Pemberton stated that the allowable density is not based on the Applicant's request, or on staff approval, but on compliance with the various regulatory codes. She noted, in addition to Zoning restrictions, there are also building code requirements including minimum bedroom size and building separation that apply.

Commissioner Beyer asked where the next closest R-3B zoned property was and how far this property is from the Central Business District, relating it to the intent of the zone. Ms. Pemberton reviewed the general area's zoning with the Commission, using the online Zoning Map, and clarified the changes to the use and location of the R-3B District when the R-D (Downtown Residence) district was created in 2021. Discussion continued regarding the bulk and site standards for the proposed R-3B zoning. Ms. Pemberton clarified that, although the R-3B would typically allow a maximum height of six (6) stories, because the subject property is adjacent to properties with single-family dwellings, it would then be limited to a maximum of four (4) stories.

Commissioner Beyer asked whether anything regulates the distance between buildings now that minimum lot area per dwelling had been removed from the Code for the Residential Districts. Ms. Pemberton explained that multiple codes regulate the minimum distances between buildings, and between buildings and property lines, including the Building, Zoning, and Fire codes. She reminded the Commission to consider all of the possible outcomes, since 24 tiny homes or ranch homes would be just as permissible as one 24-unit apartment complex under the R-3B regulations.

Commissioner Beyer asked if any of the site plans for the project would come before the Commission. Ms. Pemberton said there would be no reason that the proposed development would come in for Chapter 44 site plan review, as that is required only for Business zoning districts. A site plan would be required as part of a Special Use Permit application, but those go to the Zoning Board of Appeals, not Planning Commission.

#### **Chair Peradotti opened the public hearing.**

**Joan Hartman, Representative for the Applicant (MCCHS)**, stated that their plan was to purchase the property from the current owner and then build a 24-unit, 4-story apartment building on the portion of the property away from the existing underground infrastructure. MCCHS has been in operation since 1927, operating 18 supportive units in 2 leased apartment buildings. They are funded by the Illinois Housing Development Authority and would be required to keep the property in the proposed use for 30 years. If they sell the 24-unit, multifamily property, they would be required to pass the balance of that 30-year obligation on to the future owner.

The 24-unit 570-square-foot apartments would be on floors two, three, and four. On the main floor would be an exercise room, library, a community room with a teaching kitchen and some classrooms. Case management staff would be on-site during the day, Monday through Friday, who will work with residents, including those with mental health concerns. A leasing company would manage the property itself and the contracts. The 30-space parking area would be located between the building and the south property line. For the residents, there would be a communal garden, a perimeter walking trail, and a gazebo. She noted the contractor and architect were also

present and available to answer questions.

Commissioner Beyer asked about the flier that had been distributed to neighbors. Ms. Hartman read the flier aloud (Attachment C). Mr. Ricci scanned the document and presented it on the projector screen. The building footprint would be 7,636 square feet. The architectural firm is Design Mavens, and the general contractor is Tartar Construction Services. She noted that the main entrance would be as a continuation of Division Street (off Sherman) and there would be a service-only access off of the Ewing Street cul-de-sac for garbage collection and deliveries.

Commissioner Mosely asked who will be responsible for maintaining the property. Ms. Hartman stated MCCHS and their contractors would maintain the property.

**Liam Wheeler, Continuum of Care Coordinator for MCCHS**, spoke in support of the proposed rezoning. He had been homeless in Bloomington and is now the Coordinator for the Central Illinois Continuum of Care which serves the homeless services providers of the 11-county C.I. region. This project is important because there is a housing crisis in all 11 of those counties, and McLean County lacks affordable housing for the 156 reported households, including 26 families, that do not have housing. He recounted some statistics regarding local housing needs and resources. He noted that the creation of permanent supportive housing would free up the apartments MCCHS is paying for in existing apartment complexes for other families struggling with housing.

**Matt Burgess, CEO of Home Sweet Home Industries**, spoke in support of the proposed rezoning. He sees first-hand how desperately our community needs to address housing using multiple approaches, including being willing to rezone areas that make sense to allow for different types of housing to be developed. He noted how the request aligns with recent Council actions to allow for “practical buildability of multifamily housing in residential districts.” He stated that housing is what will really solve the issue of homelessness in Bloomington, and Sue's Landing is an important part of that solution.

**Diane Mowrer, Sherman Street resident**, spoke in opposition to the request, citing traffic and security concerns, including the fact that on-site management would not be present overnight or on weekends. She was also concerned about the (potential) negative effect on property values.

**Jan Cumpston, Ewing Street resident**, spoke in opposition to the request. She stated concerns with the public noticing of the request, and with the lack care that the previous owner had taken of the property. She mentioned she has unanswered questions such as future program funding and resident selection for the proposed project. She stated concerned about effects on her property values, citing that a neighbor had spoken to two Realtors who said that this proposed use would lower their property values. She is also concerned about sewer issues, impacts to the stream corridor to the north, service access from the cul-de-sac, lack of transit service, excessive exterior lighting, additional traffic, lack of evening and weekend supervision, lack of information on the proposed Special Use, reference to the neighborhood as “low to moderate income” in the staff report, and a lack of stated timeframe.

**Kaprice Smith, Sherman Street resident**, spoke in opposition to the request. She stated her concerns related to the effects on the residential character of the neighborhood, traffic and safety concerns including emergency vehicles, noise, impacts to stormwater runoff, and the negative

effect on property values. She mentioned that she and her family play on the currently-vacant lot and they value the greenspace and wildlife.

With no additional speakers wanting to provide testimony, the Commission began questions and inquiry.

Commissioner Mosley asked staff to clarify what issue was before the Commission: Rezoning or Special Use. Ms. Pemberton confirmed that they were addressing only the Zoning Map Amendment request.

Chair Peradotti asked staff to respond to the questions that had come up during testimony. Ms. Pemberton explained that the reference to “low and moderate income” was a direct quote from the Comprehensive Plan related to evaluation criteria that staff must assess the application against and apologized to the speaker who felt the comment was directed at the residents of the neighborhood. She stated that any development on this property would likely connect to the sanitary sewer along Sherman Street, not the sewer that runs down the center of Ewing where speakers have expressed there are existing issues with the condition of lateral connections. She explained that City staff in Public Works and Engineering can provide additional information and guidance on how to address existing issues for the residents present. The project would not be expected to have a negative impact on the Creek because there is another property between the subject property and the Creek, as well as protective detention and drainage regulations.

Commissioner Beyer asked about the tree removal that has been occurring along the creek. Ms. Pemberton speculated that it was likely Bloomington-Normal Water Reclamation District conducting maintenance and restoration along the creek, as they now own the property to the west and have been working on restoration projects all along Sugar Creek.

Ms. Pemberton clarified the noticing procedures, including the required 15-day legal notice publication and the courtesy notices mailed to neighbors within 250-feet of the property. She noted that City Code also added a courtesy notice sign posted on the property and increasing the mailing notice area to 500-feet from the boundary of the parcel. She spoke about the lighting performance standards in the Zoning Ordinance (§ 44-911.D) which require a lighting plan and prohibit glare from impacting neighbors. She reiterated that the Commission needs to focus on the rezoning – with all of the potential uses in that district – and not on any individual proposed use, noting a luxury apartment complex could end up being the final product too, if the Applicant’s project falls through. No person present, or any hearsay evidence from Realtors, can say if the property values would go up or down if the Zoning Map Amendment is approved, because the actual use itself has not been established. Once a specific use is proposed, by a specific person, with a specific site plan, then it might be possible to speculate how property values will respond.

Ms. Pemberton reiterated that the questions before the Commission were questions like, “Is the property appropriate for the types of things that would be permitted in the proposed zoning district? And, do the potential benefits outweigh the potential negatives, not just for the property owner or applicant, but for the community as a whole?” If the Zoning Map Amendment is granted, and the Applicant – or someone else – applies for a Special Use Permit, then staff would review the application with the Zoning Board of Appeals, and look at parking, lighting, sidewalks, etc., and then go over those again with City Council. She reviewed some examples of when property value impacts from zoning changes might be more predictable, and stated that the most certain value

impact would likely be that the creation of transition areas – like the current request which separates lower intensity single-family uses from industrial or intensive commercial uses like that to the north – are typically beneficial, because they reduce uncertainty about what future uses adjacent to the single-family might be.

**Jan Cumston** requested to supplement her testimony and stated that, according to her neighbor that spoke with the Realtors, that those Realtors were given documents that outlined that the proposed future use would be “for a facility for people who...have had a history of mental instability and/or drug use” and that was the basis for those Realtors’ assertions that the neighborhood property values would be [negatively] affected. She reiterated her concerns about security and safety issues on the weekends.

**Joan Hartman** provided additional testimony and clarified that the proposed use would not be a licensed mental health facility, but an independent living development like any other apartment building, except with a focus on housing those with mental health concerns that benefit from cohesive support. She noted that their residents are currently integrated into other apartment communities, can live independently, and could be living adjacent without someone knowing now.

**Chair Peradotti closed the public hearing**, after receiving no additional public comment.

Commissioner Beyer reiterated Ms. Pemberton’s reminder that the public hearing is related to the rezoning request and that the development plans are not relevant. Because of this, there would be no guarantee of how the property would be developed. She stated that there is a big difference between R-1C (Single-Family Residence) District and R-3B (Multiple-Family Residence) District, and is not sure that it would be compatible next to R-1C, on top of the fact there is no nearby area zoned R-3B close to the subject property. So, the request seems incompatible with the existing land use and zoning of the nearby residential properties. She stated she also believes it is inconsistent with the Comprehensive Plan’s Land Use Map designating the area for low-density residential development.

**Commissioner Beyer made a motion, seconded by Commissioner Cullen, 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 not in the public interest and is solely for the benefit of the applicant or property owner, and to recommend denial of the request.**

Chair Peradotti asked for any discussion. Commissioner Sochotsky asked Ms. Pemberton to explain the difference between R-1C and R-3B zoning. Ms. Pemberton responded that R-1C is higher-density single-family residential by default; one could have a duplex as a special use: it is designed to be small-lot, dense, single-family. R-3B is designed to be multifamily and denser. She then explained the difference between “spot-zoning” – like along the 1100 and 1200 blocks of East Grove Street where every property is a different zoning classification – and “transition-zoning” – where an area of intermediate-intensity zoning is located between high-intensity and low-intensity zones to act as a buffer, especially if it is high-intensity commercial and low-intensity residential. Commissioner Sochotsky stated that she would be voting against the motion to deny the request, due to the property’s long-term vacancy and the complaints about it being overgrown, being used for camping, and not being developable; she believes that the requested R-3B zoning would put it in a usable state and would align with existing City’s plans.

Commissioner Mosley asked for clarification of the current motion; Ms. Pemberton stated that Commissioner Beyer's current motion was to recommend denial of the request to rezone the property. If it failed, someone could then make a second motion to recommend approval of the request. Commissioner Lewis restated the question regarding the current motion; Commissioner Beyer confirmed.

**Commissioner Beyer had already made a motion, seconded by Commissioner Cullen, 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 not in the public interest and solely for the benefit of the applicant or property owner, and to recommend denial of the request.**

**AYES:** Beyer; Cullen

**NAYS:** Prior; Mosley; Lewis; Muehleck; Sochotsky; Peradotti

**Motion failed.**

Chair Peradotti asked if there was an alternative motion.

**Commissioner Sochotsky made a motion, seconded by Commissioner Lewis, to establish findings of fact, as stated in the staff report, that the request for approval of the proposed Zoning Map Amendment to the R-3B District is in the public interest and not solely for the benefit of the applicant or property owner, and to recommend and approval of the request.**

**AYES:** Prior; Mosley; Lewis; Muehleck; Sochotsky; Peradotti

**NAYS:** Beyer; Cullen

**Motion passed.**

Ms. Pemberton noted that the request would proceed to City Council at the next regularly-scheduled meeting after a recorded deed has been submitted showing that HOPE is the legal owner of the property.

Commissioner Muehleck left the meeting at 5:43 p.m.

Item 5.B. Z-09-25 - Public hearing, review, and action on a request initiated by the City of Bloomington, for the approval of text amendments, modifications and additions to the Zoning Code of the City of Bloomington, Illinois (Chapter 44 of the Bloomington City Code, 1960), relating to (1) building characteristics in the D-1 (Central Business) zoning district, and (2) permitted encroachments in public rights-of-way.

Ms. Pemberton provided the background on the request and explained the need to move the governance of right-of-ways out of the Chapter 44 (Zoning), which is designed to regulate private property, to Chapter 38 (Streets, Sidewalks and Other Public Ways) which covers private interaction with public space. If approved, the proposed text amendments would not be effective until similar content has been adopted into Chapter 38.

Ms. Pemberton reviewed the amendments' proposed treatment of existing and future recessed building entries, discussed the historical reasons for recessed entries including increased display space and safety aspects, and explained that the design criteria for recessed entries helps maintain the character of downtown and ensure safety in areas where pedestrians interact with

ingress/egress. Over time, architectural designs downtown have changed due to different uses in the area, and the recently adopted “Downtown for All” Streetscape project has prompted a review of these design criteria because it includes changes in sidewalk usage and design, which affects the safety aspect of recessed entries. She showed examples of existing properties with and without a recessed entry, highlighting potential safety concerns under the current sidewalk structure. She noted that the new Streetscape structure will include programmable areas in the first three (3) feet of the public sidewalks, which will differentiate them visually and physically. She noted that approximately half of the Downtown historic district buildings have recessed entries, providing visual differentiation; this differentiation can be provided in other ways, though, including varying textures, colors, and heights. She reviewed the two maps provided in the staff report: the first showed the locations of buildings with recessed entries, which closely mirrored the second map which showed the buildings that are Contributing Structures to the National Register Historic “Bloomington Central Business District.”

Ms. Pemberton reviewed three (3) options for handling recessed entries in the Zoning Code: A) amend the Code to remove all requirements related to recessed entries in D-1, B) amend the Code so that any changes to existing recessed entries have to be reviewed by the Historic Preservation Commission (HPC), or C) a middle-ground approach to amendment which requires that only changes to existing structures that are Contributing to the National Register Historic District need to be reviewed by the HPC. She recommended the Commission forward Option C for City Council consideration, which balances historic integrity with modern needs, and noted that public input during the Streetscape project favored a middle-ground approach as well.

Commissioner Beyer asked from whom staff were receiving requests for relief from the regulations; Ms. Pemberton replied that Illinois Tattoo and Windy City Wieners had proposed modifications to existing recessed entries that could not be completed without Variances.

Commissioner Beyer asked if the amendment would impact any accessibility issues. Phil Allyn, City Traffic Engineer, explained that the door outswing area would be within the first three feet of area immediately adjacent to the building – what would become the “programmable area” – and not affect the clear walkway area which would meet ADA requirements. He reported that during the Streetscape project’s public input process the public was offered three options, and they overwhelmingly chose the option that had programmable space along the building and a clear walkway space between that and the curb.

**Chair Peradotti opened the public hearing.**

No testimony was provided.

**Chair Peradotti closed the public hearing.**

Ms. Pemberton clarified the three options, stating that staff recommend Option C, requiring HPC review only for alterations to Contributing Structures. Mr. Allyn reiterated that a similar option was supported by the public during the Streetscape public input process.

**Commissioner Lewis made a motion, seconded by Commissioner Mosley, to establish findings of fact, as stated in the staff report, that the proposed text amendments, including those in Option C, are in the public interest, and recommend that City Council approve the proposed text amendment.**

**AYES:** Prior; Mosley; Lewis; Sochotsky; Peradotti; Beyer; Cullen

**Motion passed.**

Commissioner Beyer's asked for clarification that amendments to Chapter 38 do not involve the Planning Commission, but that both sets of amendments would go to City Council at the same time. Ms. Pemberton confirmed.

### **New Business**

Members welcomed Commissioner John Prior to the commission.

### **Adjournment**

**Commissioner Sochotsky made a motion, seconded by Commissioner Cullen, to adjourn the meeting.**

**AYES:** Lewis; Mosley; Sochotsky; Prior; Peradotti; Beyer; Cullen

**Motion carried (viva voce).**

The Meeting Adjourned at 6:13 p.m.

### **Attachments:**

1. Meeting PowerPoint Presentation for 11.05.2025
2. Public Comment - Emailed Memo from MCRPC
3. Applicant's Exhibit – Sue's Landing

**CITY OF BLOOMINGTON**

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Bill Peradotti, Chair

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Marcus Ricci, Staff Liaison



# City of Bloomington Planning Commission

November 5, 2025

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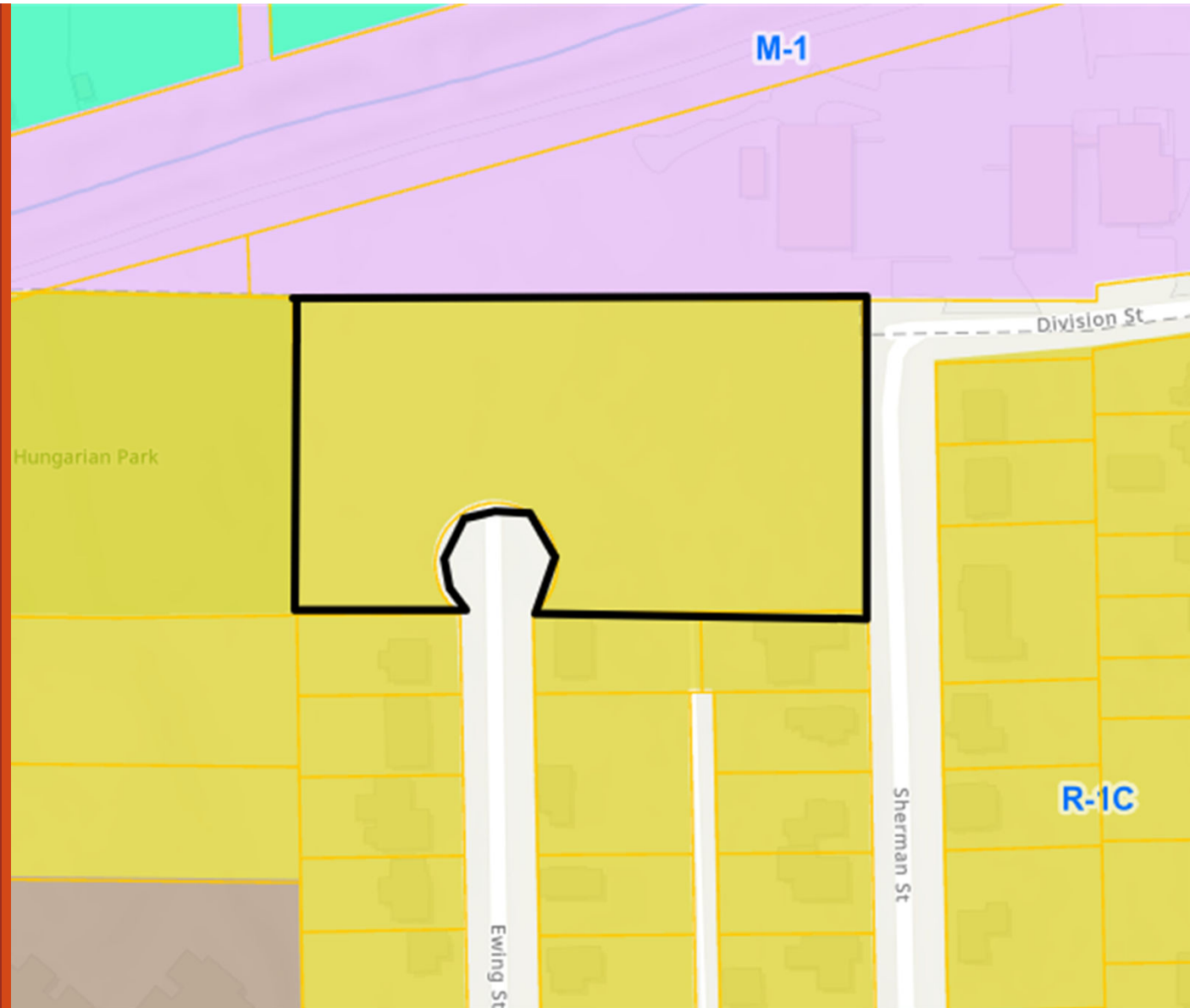
**CITY OF BLOOMINGTON  
PLANNING COMMISSION  
NOVEMBER 5, 2025**

**Regular Agenda**

<b>Item</b>	<b>Case Number</b>	<b>Description</b>
<b>4A</b>	<b>N/A</b>	Consideration and action to approve the Minutes of the September 3, 2025, regular meeting of the Bloomington Planning Commission.
<b>5A</b>	<b>Z-07-25</b>	Public Hearing, review and action on a request submitted by McLean County Center for Human Services with H.O.P.E. (Housing Our People Everywhere), requesting a Zoning Map Amendment for the property located at 1326 Sherman Street, from R-1C (Single-Family Residential) District to R-3B (Multiple-Family Residence) District. PIN: 14-32-429-030 ( <i>continued from September 3, 2025 meeting</i> ).
<b>5B</b>	<b>Z-09-25</b>	Public Hearing, review and action on a request initiated by the City of Bloomington, for approval of text amendments, modifications and additions to the Zoning Code of the City of Bloomington, Illinois (Chapter 44 of the Bloomington City Code, 1960), relating to (1) building characteristics in the D-1 (Central Business) zoning district, and (2) permitted encroachments in public rights-of-way, as requested by the Development Services Department.
<b>6</b>	<b>N/A</b>	Any new business that may arise.

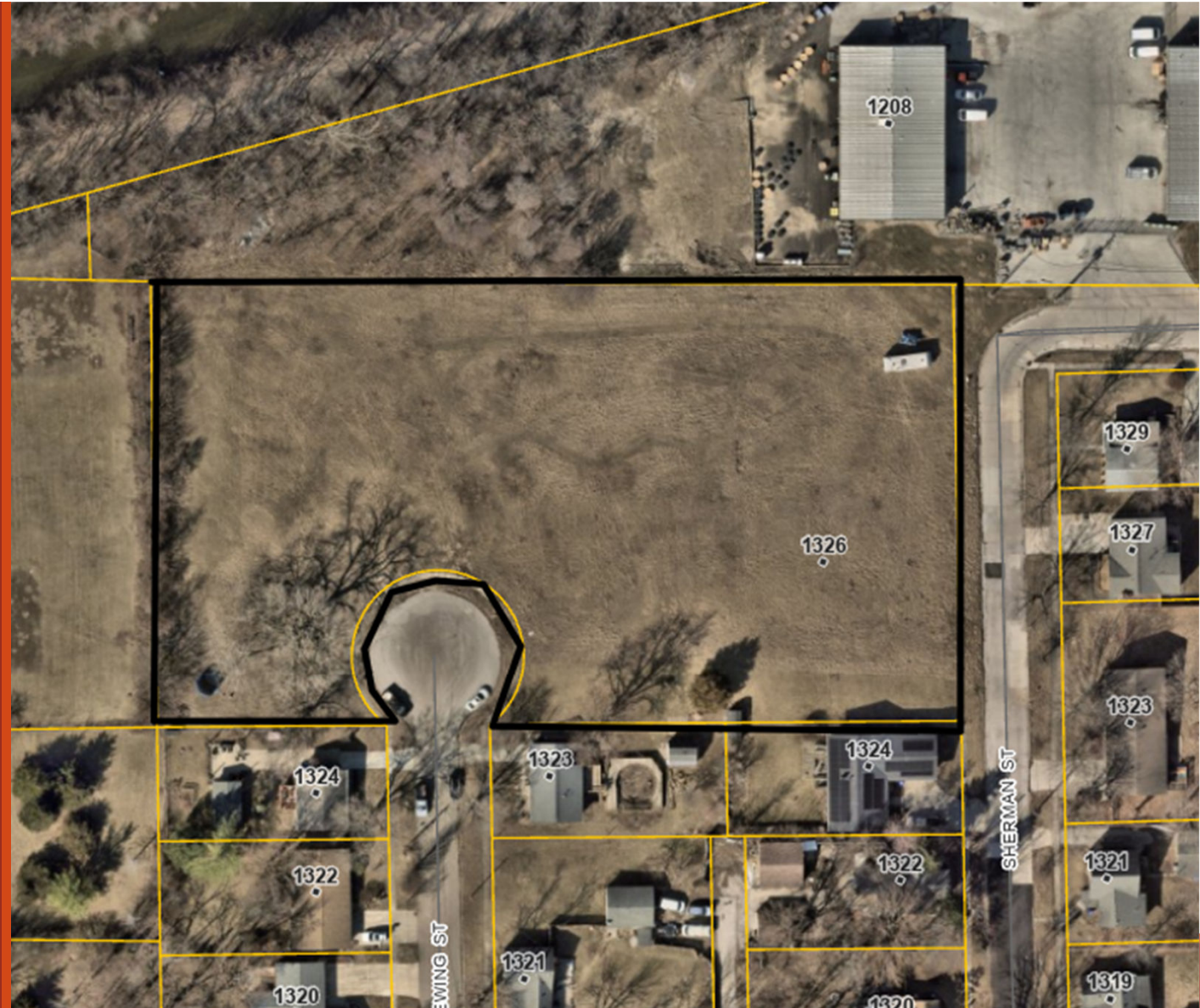
## Z-08-25

Public hearing, consideration, and action on a request by McLean County Center for Human Services with H.O.P.E. (Housing Our People Everywhere), requesting a Zoning Map Amendment for the property located at 1326 Sherman Street, from R-1C (Single-Family Residential) District to R-3B (Multiple-Family Residence) District. PIN: 14-32-429-030.



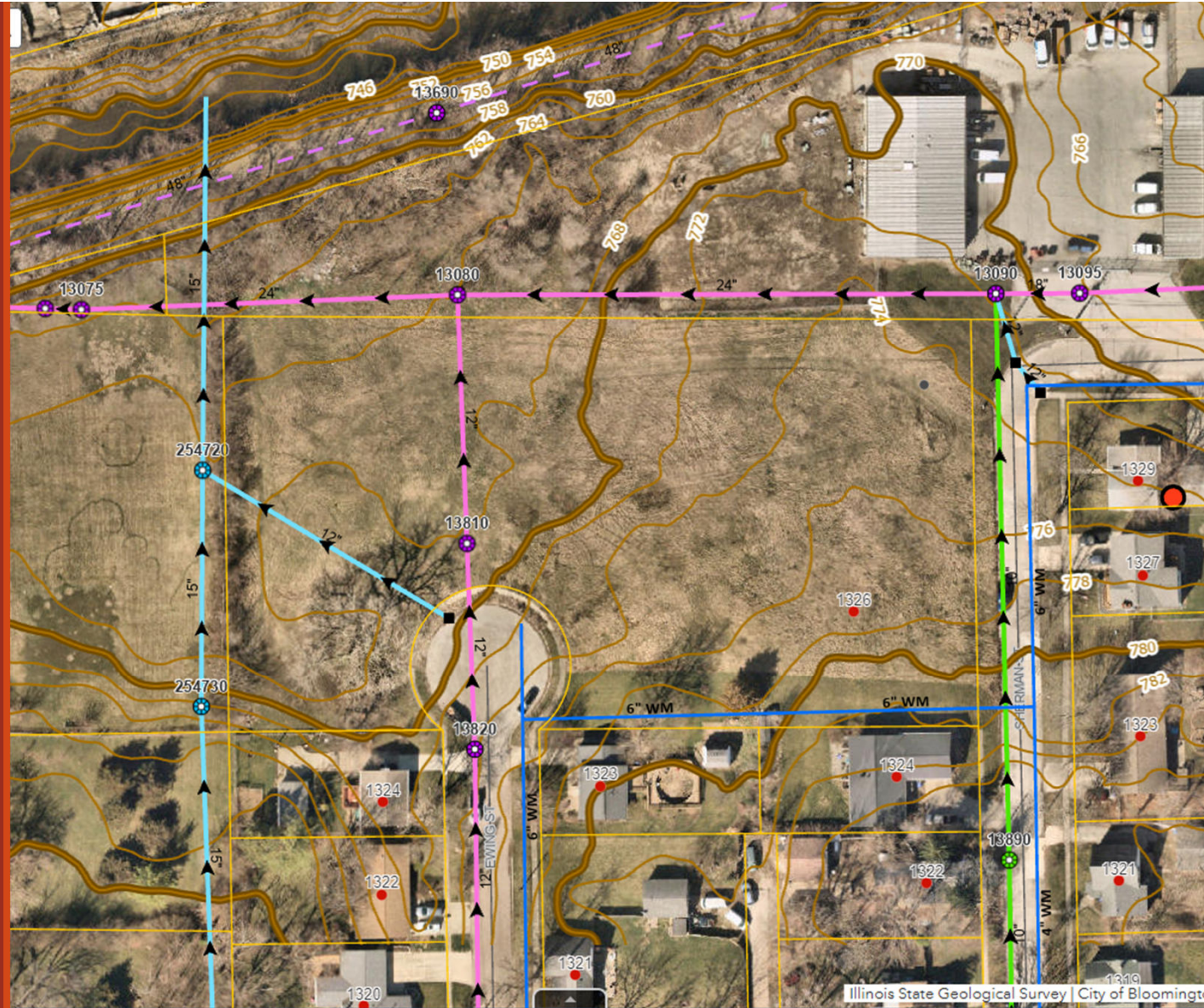
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## Compliance with the 2035 Comprehensive Plan

The proposed Map Amendment contributes to:

- 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),
  - Objective 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 – Map Amendments

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

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

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

The existing land uses and zoning of nearby property.

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 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 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.

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

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

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

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



## Staff Recommendation CASE Z-08-25

Staff finds that the standards for map amendments have been adequately addressed.

### Recommended Actions:

Motion to establish **findings of fact, as stated in the Staff Report**, 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.

# Z-09-25

Public hearing, review, and action on a request initiated by the City of Bloomington, for the approval of text amendments, modifications and additions to the Zoning Code of the City of Bloomington, Illinois (Chapter 44 of the Bloomington City Code, 1960), relating to (1) building characteristics in the D-1 (Central Business) zoning district, and (2) permitted encroachments in public rights-of-way.

Removing the recessed entryway requirement in the D-1 (Central Business) District.

## What is a "recessed entryway?"

### PARTS OF A STOREFRONT AND FACADE

WHAT IS IT MADE FROM?

WHAT DO YOU CALL IT?

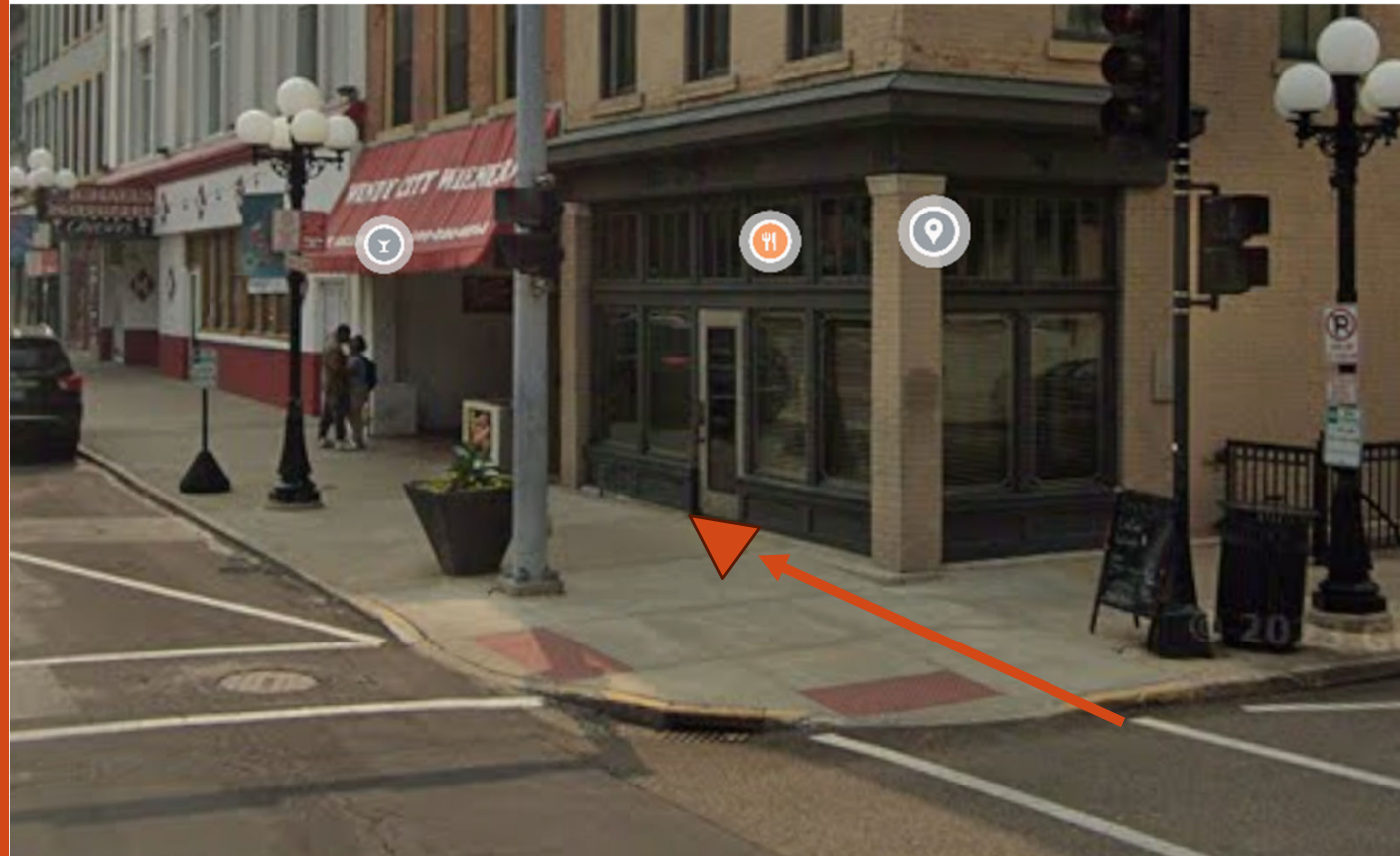


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*Removing the recessed entryway requirement in the D-1 (Central Business) District.*

Safety reasons for “recessed entryways” - outswing



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*Removing the recessed entryway requirement in the D-1 (Central Business) District.*

*New safety protections in the first 3 feet*



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What does a “recessed entryway” look like in the City?



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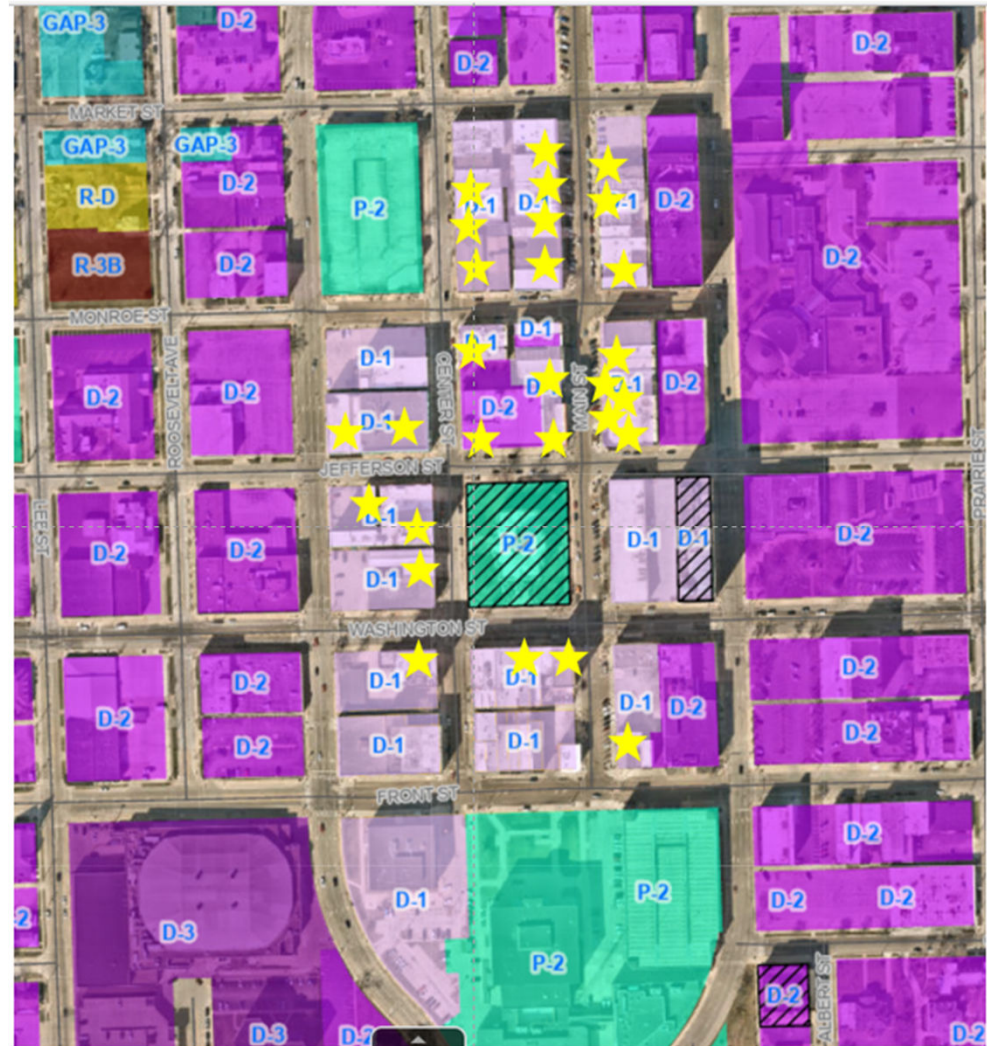
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*Removing the recessed entryway requirement in the D-1 (Central Business) District.*

Option A	Option B	Option C
<p>All entries <del>shall</del> <u>are encouraged</u> to be recessed from the front building wall a minimum of three and a maximum of eight feet deep, and be no greater than eight feet in width.</p>	<p>All <u>new</u> entries <del>shall</del> <u>are encouraged</u> to be recessed from the front building wall a minimum of three and a maximum of eight feet deep, and be no greater than eight feet in width. <u>Recessed entries on buildings listed in the National Register Historic Bloomington Central Business District shall require a Certificate of Appropriateness, per § 44-1710, prior to the issuance of any building permit related to the enclosure or alteration of such.</u></p>	<p>All <u>new</u> entries <del>shall</del> <u>are encouraged</u> to be recessed from the front building wall a minimum of three and a maximum of eight feet deep, and be no greater than eight feet in width. <u>Recessed entries on buildings listed as <b>Contributing Structures</b> in the National Register Historic Bloomington Central Business District shall require a Certificate of Appropriateness, per § 44-1710, prior to the issuance of any building permit related to the enclosure or alteration of such.</u></p>

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*Removing governance of the encroachment into public rights-of-way from the Zoning Code*

## **§ 44-904B. Permitted encroachments in Public Rights-of-Way. \***

In the D-1, D-2, and D-3 zoning districts, ~~the following certain~~ items ~~may be are~~ permitted to encroach into the public right-of-way, subject to the provisions of § 38-XXX. ~~Any permitted encroachment in the public right-of-way shall be permitted to occupy a maximum of 50% of the sidewalk directly fronting the building or use with which they are associated, provided a minimum five feet wide clear path be maintained within the sidewalk running parallel to the fronting street. Any permitted encroachment shall not inhibit the ingress and egress from buildings nor the free flow of pedestrian traffic.~~

~~(1) Planters.~~

~~(2) Hanging planters (attached to building, canopy, or awning).~~

~~(3) Sidewalk dining.~~

~~(4) Sidewalk sales (related merchandising and displays).~~

~~(5) Sandwich Board signs (as regulated in Article XIV of this code).~~

~~(6) Awnings and canopies (not more than four feet from the face of the building; eight feet min clearance above sidewalk).~~

\* NOTE: This change would be made effective upon the adoption of alternate content into Ch. 38.

## Compliance with the 2035 Comprehensive Plan



The proposed amendments may be in harmony with the following :

- D-1.1h (Continue to develop, promote and provide incentives for property owners or developers to reinvest in Downtown); and,
- D-1.2b (Consider other Downtown needs during the expansion of community facilities currently located in Downtown, such as the BCPA/Creativity Center and the Bloomington Public Library); and,
- D-2.1a (Use City of Bloomington land or street r-o-w to create gateway features such as landscaping, artwork, pocket parks, etc.); and,
- D-2.5a (Ensure codes and regulations facilitate use of the area for retail locations).

The proposed amendments may not be in harmony with the following:

- D-3.1 (Protect the scale and character of historic Downtown and provide appropriate parameters for new development that complements its historic character); and,
- ACH-4.1 (Fully integrate considerations of historic and cultural resources as a major aspect of the City's planning, permitting and development activities); and,
- TAQ-1.4c (Provide pedestrians with safe access throughout the transportation network, facilitating access to facilities such as transit, businesses, parks and neighborhood centers).

# Standards for Review – Text Amendments

The extent to which the proposed amendments are consistent with the public interest, giving due consideration for the purpose and intent of this code as set forth in § 44-1701 herein.

The extent to which property values are diminished by the proposed particular zoning restriction.

The extent to which the destruction of property values promotes the health, safety, morals, or general welfare of the public.

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

Whether the City needs the additional types of uses or development allowed by the proposed amendment.



## CASE Z-09-25

### **Recommended Action(s):**

Motion to establishing findings of fact that the proposed text amendments in (select: Option A, B, or C) are or are not in the public interest, and a motion to recommend that City Council either approve or deny the proposed text amendments.



# Next Meeting

December 3, 2025

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## MCLEAN COUNTY REGIONAL PLANNING COMMISSION

115 E. Washington St., M103 • Bloomington, IL 61701-4089  
Phone: 309-828-4331 • Fax: 309-827-4773 • www.mcplan.org

To: City of Bloomington Planning Commission

From: Raymond Lai, Executive Director *RL*  
McLean County Regional Planning Commission

Subject: Housing Shortage in McLean County and City of Bloomington

Date: November 5, 2025

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In March of 2024, the McLean County Regional Planning Commission adopted the *Regional Housing Recovery Plan*, developed by a consultant and funded by a state grant. The purpose of this plan is to evaluate the county's housing needs and services and to promote recovery from housing challenges caused by COVID. One of the key findings is that McLean County needs about 8,100 additional housing units to accommodate growth.

Adding housing units is critical because the current inventory is not keeping up with the community demand. The adopted Plan determined that limited affordability, limited housing diversity, low vacancy rates, and public concerns such as NIMBYism, all contribute to a tight and competitive housing market, making it difficult for buyers/renters to find suitable housing that meets their needs and affordability. The following points highlight why additional housing units are essential to meeting the housing needs of both the City and the County:

### 1. Limited Affordability and Housing Diversity

- The current housing stock heavily favors single-family homes, limiting the options for those seeking different housing types. This affects populations such as young professionals and seniors looking for smaller units.
- According to the interviews and workshops conducted, there is also a high need for mixed-income, mixed-style developments, as well as more permanent supportive housing to meet the needs of the vulnerable population.

### 2. Low Vacancy Rates

- A healthy housing market typically maintains vacancy rates between 8 to 10%. In 2022, McLean County had a vacancy rate for single-family homes of 5.01% while the City of Bloomington had a vacancy rate of 3.86%. In terms of multi-family housing, vacancy rates dropped from 8.3% in 2018 to 2.8% in 2023. Low vacancy rates indicate a tight, competitive market and signal a high demand for additional housing.

*MCRPC is the leader for planning tomorrow's McLean County*

Carl Teichman, Chairperson • Jim Fruin, Vice Chairperson • Anne Barrow • Bart Bittner • John Burrill  
Fred Grieder • Ron Lesser • Carl Olson • Amy Roser • Katie Ruder • Mark Wylie



### **3. Housing Affordability is Pushing People Out**

- As part of the Regional Housing Recovery Plan, a Housing Needs Survey was conducted to collect input from McLean County residents and workers. Of the 1,118 respondents, 54% or about 600 people said they were considering moving out of the county, mainly due to housing concerns such as the cost of buying or renting a home and the lack of available housing options.

### **4. Shortage Due to Employment Growth**

- According to the American Planning Association, the ratio of jobs to housing units should be 1.5 to 1. Based on the job growth from 2020 to 2023, McLean County needs to add over 8,100 housing units just to keep up with employment growth.

In summary, our community is facing a tight, competitive housing market. Because of the limited housing inventory, households that can afford higher-valued homes are competing with lower-income households for the same limited supply, pushing housing costs higher and deepening our community's housing concerns. Development of more housing units and choices could further allow the housing needs in our area to be met.



108 W. Market St.  
Bloomington, IL 61701

Phone 309/827-5351  
Fax 309/829-6808  
www.mcchs.org

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## Sue's Landing

Permanent Supported Housing for Low Income individuals with Mental Health Concerns

### Project Concept

McLean County Center for Human Services (The Center), established in 1927, is a community mental health center located in downtown Bloomington. The Center currently operates 18 units of supported housing for individuals with mental illness on Mulberry Street in Bloomington. We have a contract to purchase 1326 N. Sherman, Bloomington, IL, owned by HOPE Housing Our People Everywhere, to build a 24 single unit permanent supported affordable housing for qualifying individuals with mental health concerns. The project is being funded by the Illinois Housing Development Authority.

Sue's Landing will be a four story building with 24 one-bedroom residential units (570 sf) along with multiple common area amenities. The building will be a multi-story wood frame structure on a concrete foundation and concrete slab on grade. The exterior of the building will be constructed with durable materials including brick, fiber cement siding, vinyl siding, new windows and Energy Star rated shingle roof system with Energy Star cool roof certified.

The main floor of the building will house mental health and substance use recovery support services provided by The Center with offices for 6 staff along with a computer lab, classroom, teaching kitchen/common room and a library. The total square footage of the first floor service/resident space is 7,636 sf. (floor plans attached). Two onsite case management staff will be available Monday through Friday from 8 a.m. to 5 p.m. specifically for the residents of the building. The site will include green space, landscaped areas, garden plots, native plants and trees, a covered patio and sidewalks. It will also include a 30 space parking area.

Supported Services will be offered onsite and available to tenants in the community. Services will include case management, tenancy support (budgeting, education of activities for daily living, cooking, employment skills), and peer recovery support services for both mental health and substance use disorders. In addition to the services that our agency provides, we also maintain collaborative relationships and reciprocal service agreements, as appropriate, with a wide range of community service providers in order to meet the needs of the residents. These linkages include access to mental health services, substance abuse services, primary healthcare services, mainstream resources, financial literacy, etc.

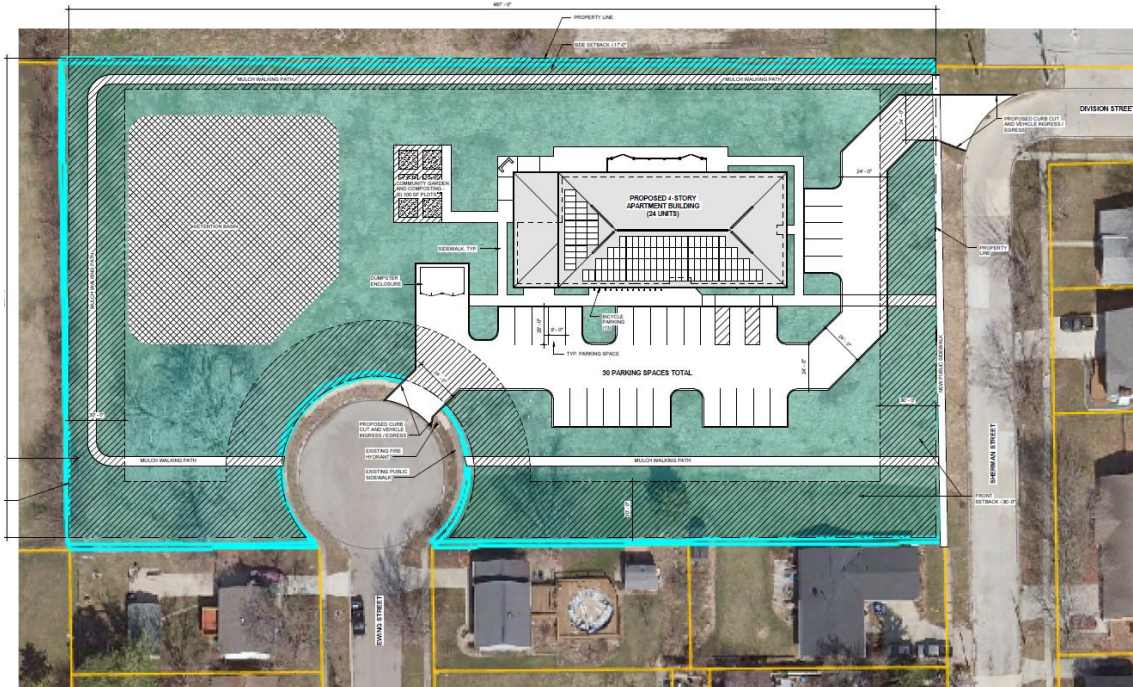
### Development Team

- Developer & Project Sponsor

The Center will be the project developer. The Center has provided services for nearly 100 years, progressively familiarizing, and expanding itself to meet the behavioral health needs of the community. The Center provides services to an average of 3,400 unduplicated individuals each year. All components have provided services for decades, with the crisis team having been in continual existence for nearly 50 years. The goal of all services is recovery, which entails a holistic approach focusing not only on symptom reduction but improvement in a person's overall functioning. Services are prioritized to those with the greatest needs and the fewest resources.

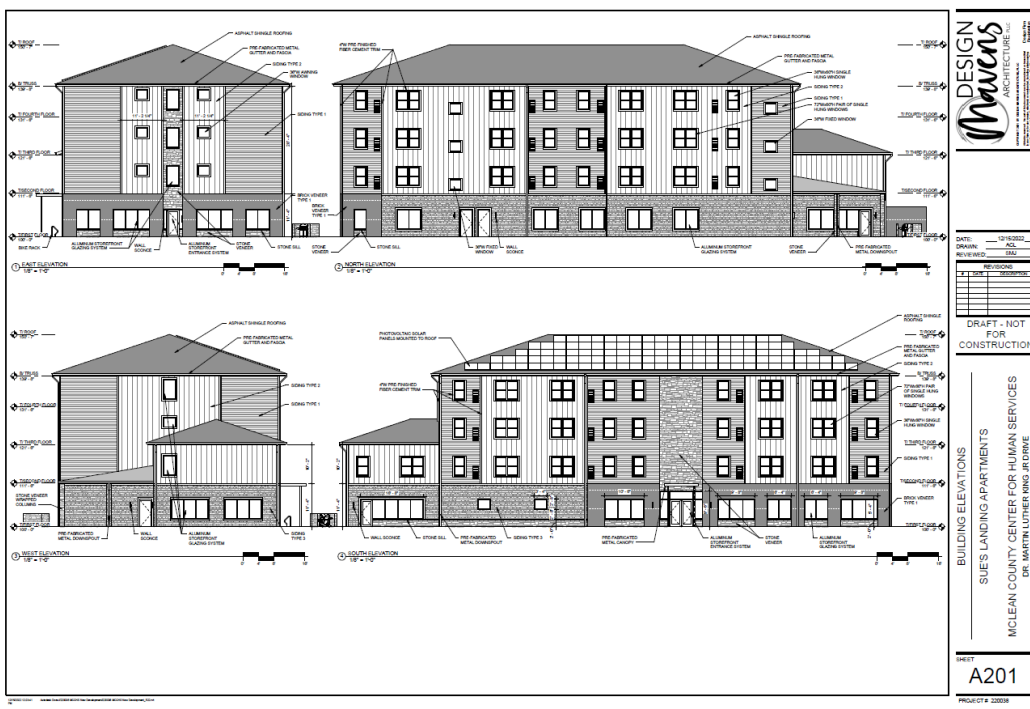
- Architect:  
Design Mavens is co-founded by women who provide exceptional customized service, focusing on community developments that have a lasting impact.
- General Contractor:  
Tarter Construction Services have completed various projects in Bloomington IL and surrounding communities, working with commercial clients in public, private and not-for-profit organizations.

Preliminary Site Plan



PRELIMINARY CONCEPT SITE PLAN  
07/24/2025

The main entrance to the property will be on Sherman Street with the cul-de-sac used primarily for garbage pickup.



**DESIGN Mavens**  
ARCHITECTURE, INC.

DATE: 07/24/2025  
DRAWN: JAC  
REVISIONS:

PROJECT: SUE'S LANDING APARTMENTS  
FOR  
MCGLENN COUNTY CENTER FOR HUMAN SERVICES  
OR MARTIN LUTHER KING, JR. DRIVE  
BLOOMINGTON, ILLINOIS

BUILDING ELEVATIONS  
SUE'S LANDING APARTMENTS  
MCGLENN COUNTY CENTER FOR HUMAN SERVICES  
OR MARTIN LUTHER KING, JR. DRIVE  
BLOOMINGTON, ILLINOIS

SHEET  
**A201**  
PROJECT # 22024



**Regular Agenda Item No. 5.A.**

**For Planning Commission:** December 3, 2025

**Ward Impacted:** Ward 3

**Subject: PS-02-25** - Public Hearing, review and action on a request submitted by Deneen Brothers Farms, LLC, for approval of an Amended Preliminary Plan (Plat) for the Fourth Revision to a Portion of Empire Business Park Preliminary Plan, for the property generally located at the northeast corner of Trinity Ln. and E. Empire St., PINs:15-31-333-002, 15-31-352-003, & 15-31-300-020, as requested by the Development Services Department.

**Recommended Motion:** The request be recommended for approval.

**Strategic Plan:**

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

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

**Background:** The Applicant seeks approval of an Amended Preliminary Plan (Plat) for a portion of Empire Business Park, which will be the 4th Revision of the original Plan, originally approved by Ord. No. 2006-008. By virtue of platting action, the Preliminary Plan is active, and property included in the Plan could be platted today if the proposal was in conformance, but modifications are sought prior to platting to accommodate today's plans and requirements for development. Multiple prior modifications of this Plan have been approved.

This plan proposes to divide the undeveloped portion of the original Plan into 15 Lots (25-39, inclusive) of a variety of sizes from 0.88 acres to 6.32 acres (more or less) which are appropriate sizes for the types of uses permissible within the existing B-1 (General Commercial) and B-2 (Local Commercial) zoning. It includes completion of Halls Ferry Road to the south where it connects to Cornelius Drive, connection of the eastern and western existing portions of Cornelius Drive, development of a new Local Road (Deneen Drive) to access the center of this area directly from E. Empire St., and completion of Magory Drive by continuing it east until it connects with the new Deneen Drive. All streets are proposed as public streets. These proposed Local Streets align with the City's existing Proposed/Planned Streets data (Attachment 3). The original Plan included a waiver that allowed Cornelius Drive to be constructed using a 70-foot-wide right-of-way (in lieu of the 90-foot width required at that time); this waiver has been carried through prior amendments and will continue as part of the request and approval discussed herein.

**Community Groups/Interested Persons Contacted:** Notice was published in The Pantagraph on November 18, 2025. Courtesy notices were mailed to 130 unique property owners within 500 feet of the subject property.

**Financial Impact:** N/A

**Attachments:**

1. Staff Report with Attachments 1-4
2. Staff Report Attachment 5 - Fourth Revision to a Portion of Empire Business Park Preliminary Plan

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**TO:** Planning Commission

**FROM:** Development Services Department

**DATE:** December 3, 2025

**CASE NO:** PS-02-25, Amended Preliminary Plan (Plat)

**REQUEST:** Public Hearing, review and action on a request submitted by Deneen Brothers Farms, LLC, for approval of an Amended Preliminary Plan (Plat) for the Fourth Revision to a Portion of Empire Business Park Preliminary Plan, for the property generally located at the northeast corner of Trinity Ln. and E. Empire St. PINs:15-31-333-002, 15-31-352-003, & 15-31-300-020.

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## BACKGROUND

### *Request*

The Applicant seeks approval of an Amended Preliminary Plan (Plat) for a portion of Empire Business Park, which will be the 4<sup>th</sup> Revision of the original Plan, originally approved by Ord. No. 2006-008. By virtue of platting action, the Preliminary Plan is active, and property included in the Plan could be platted today if the proposal was in conformance, but modifications are sought prior to platting to accommodate today's plans and requirements for development. Multiple prior modifications of this Plan have been approved.

Amendments to portions of the Plan occurred in 2008 (Ord. No. 2008-030), 2009 (Ord. No. 2009-081), 2013 (Ord. No. 2013-052), 2017 (Ord. No. 2017-103), and 2018 (Ord. No. 2018-044). In 2020, the last version of the Plan (The Third Revision) was reinstated to allow platting of Empire Business Park 11<sup>th</sup> Addition (Ord. No. 2020-10). The 12<sup>th</sup> and 13<sup>th</sup> Additions were platted via Ord. No. 2022-57 and Ord. No. 2022-58; the 14<sup>th</sup> Addition was platted via Ord. No. 2023-062.

Following the approval of a Preliminary Plan (Plat), infrastructure Construction Plans must be approved, public and private infrastructure must be installed, water and sewer mains must be accepted by the City for public ownership (assuming they meet standards), and a Final Plan/Plat must be created and finalized.

### *Property Characteristics*

The property represented on the Plan that is the subject of this request consists of three different areas.

- 1) The portion of the property being considered for future subdivision and development is 57.82 acres of vacant land located northeast of the corner of E. Empire St (St. Rt. 9) and Trinity Lane, at the eastern termini of Cornelius Drive and Magory Drive.
- 2) The second area is a 6.96-acre pre-existing Outlot (10) that is already developed as a wet-bottom detention basin that serves the surrounding existing development and will also serve development that may occur as a result of the subject request. This "middle" detention basin is currently owned by the Developer and is proposed for transfer to the City for ownership and maintenance, pending approval of Engineering and City leadership. This area is not proposed for alteration via this revision.
- 3) The third area is a 4.98-acre pre-existing Outlot (11) that is already developed as a wet-bottom detention basin that serves the surrounding existing development and will also serve development that may occur as a result of the subject request. This "north" detention basin is currently owned by the Developer and is proposed for transfer to the City for ownership and maintenance, pending approval of Engineering and City leadership. This area is not proposed for alteration via this revision.

One curb cut onto E. Empire Street is expected for approval as a new Local Road that will provide access to the entire subject area.

*Plan Characteristics*

This plan proposes to divide the undeveloped portion of the original Plan into 15 Lots (25-39, inclusive) of a variety of sizes from 0.88 acres to 6.32 acres (more or less) which are appropriate sizes for the types of uses permissible within the existing B-1 (General Commercial) and B-2 (Local Commercial) zoning. It includes completion of Halls Ferry Road to the south where it connects to Cornelius Drive, connection of the eastern and western existing portions of Cornelius Drive, development of a new Local Road (Deneen Drive) to access the center of this area directly from E. Empire St., and completion of Magory Drive by continuing it east until it connects with the new Deneen Drive. All streets are proposed as public streets. These proposed Local Streets align with the City’s existing Proposed/Planned Streets data (Attachment 3). The original Plan included a waiver that allowed Cornelius Drive to be constructed using a 70-foot-wide right-of-way (in lieu of the 90-foot width required at that time); this waiver has been carried through prior amendments and will continue as part of the request and approval discussed herein.

*Notice*

The application was filed in conformance with applicable procedural and public notice requirements. Notice was published in The Pantagraph on November 18, 2025. Courtesy notices were mailed to 130 unique property owners within 500 feet of the subject property (Attachment 4).

*Surrounding Zoning and Land Uses*

<b>Zoning</b>		<b>Land Use(s)</b>
North	R-1C (Single-Family Residential) District	Single-Family Residences
South	Right-of-Way, P-3 (Airport) District	State Route, Airport Passenger Terminals, & Landing Fields
East	R-3B (Multiple-Family Residential) District, B-2 (Local Commercial) District, & B-1 (General Commercial) District	Single-Family Attached Dwellings, Multiple-Family Dwellings, Hotel/Motel, & Restaurant
West	B-1 (General Commercial) District, B-2 (Local Commercial) District, & P-2 (Public Lands & Institutions) District	Restaurant, Medical/Dental Offices/Clinic, General Office, & Parks and Recreation Facility

**ANALYSIS**

*Description of Current Zoning 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).

**Existing Zoning: B-2 (Local Commercial) District**

The intent of this B-2 Local Commercial District is 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 (§ 44-501B).

#### *Compliance with the Comprehensive Plan*

The proposed Preliminary Plan contributes to the following Goals and Objectives:

- Goal ED-4. (Enhance the image of Bloomington as a business friendly community), Objectives ED-4.1 (Plan for a diversity of ready-to-build sites to meet the demand), ED-4.2 (Prioritize infill and redevelopment to spur growth and reinvestment in the City), and ED-4.4 (Evaluate commercial land use needs in the context of changing economic trends).
- Goal UEW-1 (Provide quality public infrastructure within the City to protect public health, safety and the environment), Objectives UEW-1.7 (Reliable and efficient collections systems (sanitary sewer, combined sewer, and storm sewer systems) to protect public health, safety and the environment), UEW-1.2b (Prioritize new development where City services are available or can be extended efficiently and economically), and UEW-1.2c (Promote compact and orderly development of infrastructure consistent with the overall goals of this comprehensive plan).

The 2035 Comprehensive Plan identifies this area as “Employment Center” in the Emerging Areas, with the Detention Basins identified as “Conservation” in the Built Areas. The Land Use Priorities Map does not identify this property, likely because it is already zoned and planned.

### **STANDARDS FOR REVIEW FOR PRELIMINARY PLANS**

The Planning Commission shall hold at least one public hearing on any Preliminary Plan, during which it shall determine the extent to which the plan conforms or fails to conform with the standards of the Subdivision Code and the requirements of the City’s *Manual of Practice for the Design of Public Improvements*. Recommendations shall be made upon the determination that the Preliminary Plan complies, or fails to comply, with the requirements for subdivision and the official Comprehensive Plan, as required by City Code § 24-302F and discussed below.

#### *Request for Preliminary Plan (Plat) – Subdivision Principles of Planning*

##### **A. Adequate vehicular and pedestrian access should be provided to all parcels.**

Direct access to a local public road exists for all proposed lots. Minimum sidewalk requirements are met along both sides of the local roads, with some sidewalks oversized to accommodate Complete Streets components. Proposed changes in the obligation for construction or financing of pedestrian paths will be reflected in any resulting Plats to ensure the agreements and assignments run with the land.

##### **B. Local street systems should be designed to minimize through-traffic movements.**

While completion of the infrastructure development represented in this Plan will result in completion of the Local Road network—connecting the residential subdivision of Golden Eagle South (to the north) with the State Highway Rt. 9 (to the south)—the offset intersection of Halls Ferry and Deneen Drive, at Cornelius, will reduce “cut-through” traffic to that subdivision. In addition, the infrastructure of the existing residential subdivision does not encourage through-traffic, so using Halls Ferry as a cut-through should be infrequent.

**C. Street patterns should minimize out-of-the-way vehicular traffic.**

The proposed street pattern creates traffic pathways that are as direct as possible, allowing for topography, existing development, and the avoidance of through-traffic incentivization.

**D. Local street systems should be logical and comprehensible, and street names should be simple, consistent, understandable and not duplicative.**

The local street system proposed in this Plan is consistent with the City's existing "Planned and Proposed" streets data; the layout is logical and will result in the completion of the local network, based upon the existing infrastructure. The proposed street names have been given preliminary approval by Engineering; final approval will be given (or changes required) upon Final Platting.

**E. Local circulation systems and land development patterns should not detract from the efficiency of arterial and collector streets.**

Access for the area of this Plan will be via a single new curb cut from E. Empire Street, as well as the extension of three Local Roads (Halls Ferry, Magory, Cornelius) that currently dead-end but have always been planned to be continued. This should not detract from or disrupt the efficiency of the larger network and will result in improved efficiency of the local network.

**F. Elements in the local circulation system should not have to rely on extensive traffic regulation in order to function efficiently and safely.**

The intersection with E. Empire Street will almost certainly require a stoplight, but the remaining circulation should be effectively managed with "Stop" or "Yield" signs. There are no long or oversized straight-aways that would encourage increased speeds or result in driver inattention that would necessitate additional lighting or speed reduction techniques. More minor roads are clearly reduced in their design and intersection approach, so that, even absent a "Yield" sign, the standard rules of the road could be appropriately applied for safe driving.

**G. Traffic generators within residential areas should be considered in the local circulation pattern.**

There are no residential areas within this Plan.

**H. Planning and construction of local streets should clearly indicate their function.**

Refer to standard "F". The local roads in the proposed Plan are public streets and proposed widths meet the Public Street requirements in the Manual of Practice. Direct access has been provided for each lot. Required sidewalks are provided on both sides of all proposed roads.

**I. The local street system should be designed for a relatively uniform low volume of street traffic.**

The proposed local roads have been designed to safely permit two-way traffic without on-street parking, and they are not wide enough to encourage excessive speeds through overdesign.

**J. Local streets should be designed to discourage excessive speeds.**

Refer to standard "I".

**K. Pedestrian-vehicular conflict points should be minimized.**

Minimum (or greater) widths of sidewalk have been provided on both sides of all roads within the proposed Plan. Each Lot can be expected to be issued at least one curb cut, but many will not have more than one, based on the proposed lot width. New development will be required to include sidewalks connecting the public sidewalk to the entrances of public buildings.

**L. An optimum amount of space should be devoted to street uses.**

Refer to standards "H" and "F".

**M. The arrangement of local streets should permit economical and practical patterns, shapes and sizes of development parcels.**

A reasonable and appropriate layout has been provided to meet the needs of the development proposed for the property. This plan proposes to divide the undeveloped portion of the original Plan into 15 Lots (25-39, inclusive) of a variety of sizes from 0.88 acres to 6.32 acres (more or less) which are appropriate sizes for the types of uses currently permitted on this property. Each Lot has at least 100 feet of linear frontage which will allow practical placement of driveways, and the lots are as nearly rectangular as possible given the shape of the existing development area.

**N. Local streets should be related to topography from the standpoint of both economics, drainage and amenities.**

The design for the proposed streets, buried utilities, and grading/drainage allows the use of gravity storm and sanitary sewers, without requiring the construction of a lift station. There is no topography present on the portion of the site to be developed for active use that is significant enough to disrupt line of sight during travel.

**O. Open space areas should be provided, commensurate with the projected population density of the development.**

No Parkland Dedication is required for development associated with this Plan at this time. No Residential zoning is present and plans for implementing residential uses in the existing zoning have not been received.

**P. Major elements of the street system may be used to help define and buffer different land use areas enhancing their identity and cohesiveness.**

N/A. This development consists of a single subset of land uses (commercial) with existing street system stubs already designed and approved for transition from other neighboring uses.

**Q. The street and pedestrian circulation pattern in a new residential subdivision shall be compatible with the Comprehensive Plan of the City of Bloomington.**

N/A. This is a commercial subdivision.

**R. Subdivision layout should optimize the overall length of streets.**

Refer to Standard "M".

**S. Residential areas should be conveniently accessible from arterial and collector streets.**

No residential areas are included in this Plan.

- T. Access points to arterial and collector street facilities should be limited in number, given special design consideration, and, whenever possible, located where other features are not competing for driver attention.**

No arterial streets are within the Plan area. A 5-foot no-access strip has been provided at the rear of the property lines where the lots back onto E. Empire Street, ensuring that driveways will be constructed with local road access only; a single point of access from arterial or collector streets is provided for the development (E. Empire St).

- U. Driveway entrances should be minimized on arterial streets and, whenever possible, on collector streets in residentially zoned areas.**

Refer to Standard "T".

- V. Through-traffic on local residential streets should be avoided where practical.**

Refer to Standard "B".

- W. Lot layout in residential subdivisions should be designed to reduce the incidence of housing on arterial streets.**

N/A.

- X. Public utilities, including water, storm sewer, and sanitary sewer facilities, should be existing or proposed by the developer or the City of Bloomington of a size adequate to serve the proposed subdivision and any other future development they may be required to service.**

Public water and sewer mains have already been installed throughout much of the development and are connected to existing public services just outside of the Plan boundary. Engineering will review and approve the final sizing and layout of any infrastructure obligations remaining as part of the Construction Plan approval process.

- Y. The general land use principles and planning standards should be applied to the subdivision as contained in the Comprehensive Plan of the City of Bloomington.**

The following principles from the "New Commercial Activity Centers" section of the "Future Growth & Land Use Plan" from the City's 2035 Comprehensive Plan are illustrated in the proposed plan:

- Commercial activity centers use strategic locations between residential neighborhoods or other uses. Commercial activity centers feature good transportation access and neighborhood scale commercial hubs for grocery stores, drug stores, retail, and service business to serve the surrounding areas. Activity centers located on or at intersections of high-volume streets may include businesses expected to draw from larger areas or from regional traffic...
- Parking: Shared between businesses...adhere to a maximum number of parking spaces, not the minimum...located to side or rear of the building...divided into smaller parking areas with landscaped islands designed to absorb stormwater
- Connectivity: Internal circulation routes should be public streets...Logical sidewalk connections between buildings and through parking lots...Layout should encourage walking between businesses.
- Multimodal access: Include transit facilities...Ensure sidewalk/bike path connections between buildings on campus and through parking lots to surrounding neighborhoods and commercial areas.

**Z. Cul-de-sac streets shall be limited in number to encourage more equal utilization of local streets.**

The proposed Plan does not include the use of cul-de-sac streets.

**AA. More than one entrance to a subdivision shall be required where feasible.**

The proposed Plan shows four entrances into the subdivision: Cornelius from the east and from the west; extending Magory Drive eastward, and a new access from E. Empire Street via Deneen Drive.

**BB. Interconnection of adjoining residential subdivisions shall be required where feasible.**

Refer to Standard "F".

*Request for Preliminary Plan (Plat) – Layout and Design Requirements*

**A. Subdivisions shall consist solely and exclusively of lots of record, outlots, easements, public right-of-way and public improvements.**

The proposed Plan consists of 15 Lots (25-39, inclusive) of a variety of sizes from 0.88 acres to 6.32 acres (more or less). Two existing Outlots are incorporated into the Plan, to allow appropriate evaluation of infrastructure considerations, but are not proposed for alteration or amendment via this revision. Utility and drainage easements, ingress/egress easements, public streets, and public improvements including sidewalks are also present in this plan.

**B. All proposed lots of record shall front on and have access to a public street or roadway. Flag lots are not permitted in R1 and R2 Zoning Districts.**

Direct access to a local road has been provided for all Lots of Record created by the Plan.

**C. All proposed lots of record shall meet or exceed the lot size, dimension and area requirements of any applicable zoning regulations of the City of Bloomington and, when applicable, the County of McLean.**

Neither the B-1 District nor B-2 District have minimum lot size requirements in the Zoning Code, but all proposed Lots are of a reasonable size that can be expected to accommodate building, circulation, and infrastructure needs.

**D. Outlots may not be used for buildings or parking lots.**

Both Outlots shown on the proposed Plan are existing and are developed as stormwater management facilities.

**E. Rear, side, and front yard easements shall be dedicated to the City for use by the City and private utility companies (for gas, electricity, Cable TV, water, storm sewer, sanitary sewer, etc.) as provided herein.**

The property reserved for easements is sufficient. Ten- (10-) to 20-foot utility easements run along the sides and rear of each proposed Lot. Additional drainage and utility easements are located outside the public right-of-way to allow the placement of utilities outside of the paved area of the frontage. During Final Platting, additional easements may need to be added over drainage pathways, but the current level of detail is sufficient to identify the need and approximate location.

**F. Where residential lots are platted abutting an arterial major street, the “back-up” treatment should be used and a “no-access” strip depicted on those lots adjacent to the arterial street.**

N/A. This is a commercial subdivision. However, a “No Access” strip has been provided at the rear of the properties where the lots back onto E. Empire Street.

**G. Boundaries of the subdivision shall be drawn to meet or exceed the required standards.**

The boundaries of the proposed Preliminary Plan include “all contiguous property in common ownership or unified control,” as required per § 24-402B of the City Code. The Plan includes sufficient information on the adjacent properties to place the Plan in the context of other development and infrastructure improvements in the area, and to meet the requirements of the Manual of Practice 1.05A(2)(b)(iv).

**H. In general, lots shall be as nearly rectangular in shape as practicable.**

Lots of Record are generally rectangular. Lots at the corners where the streets meet (not hard 90° angles) or adjacent to existing detention basin Outlots are as rectangular in shape as practicable but include some curvature along the lot lines adjacent to the street or Outlot.

## **STAFF RECOMMENDATION**

After reviewing the relevant factors for consideration, staff finds that the standards for a Preliminary Plan (Plat) have been adequately addressed in the proposed Plan, and recommends the Planning Commission take the following action(s):

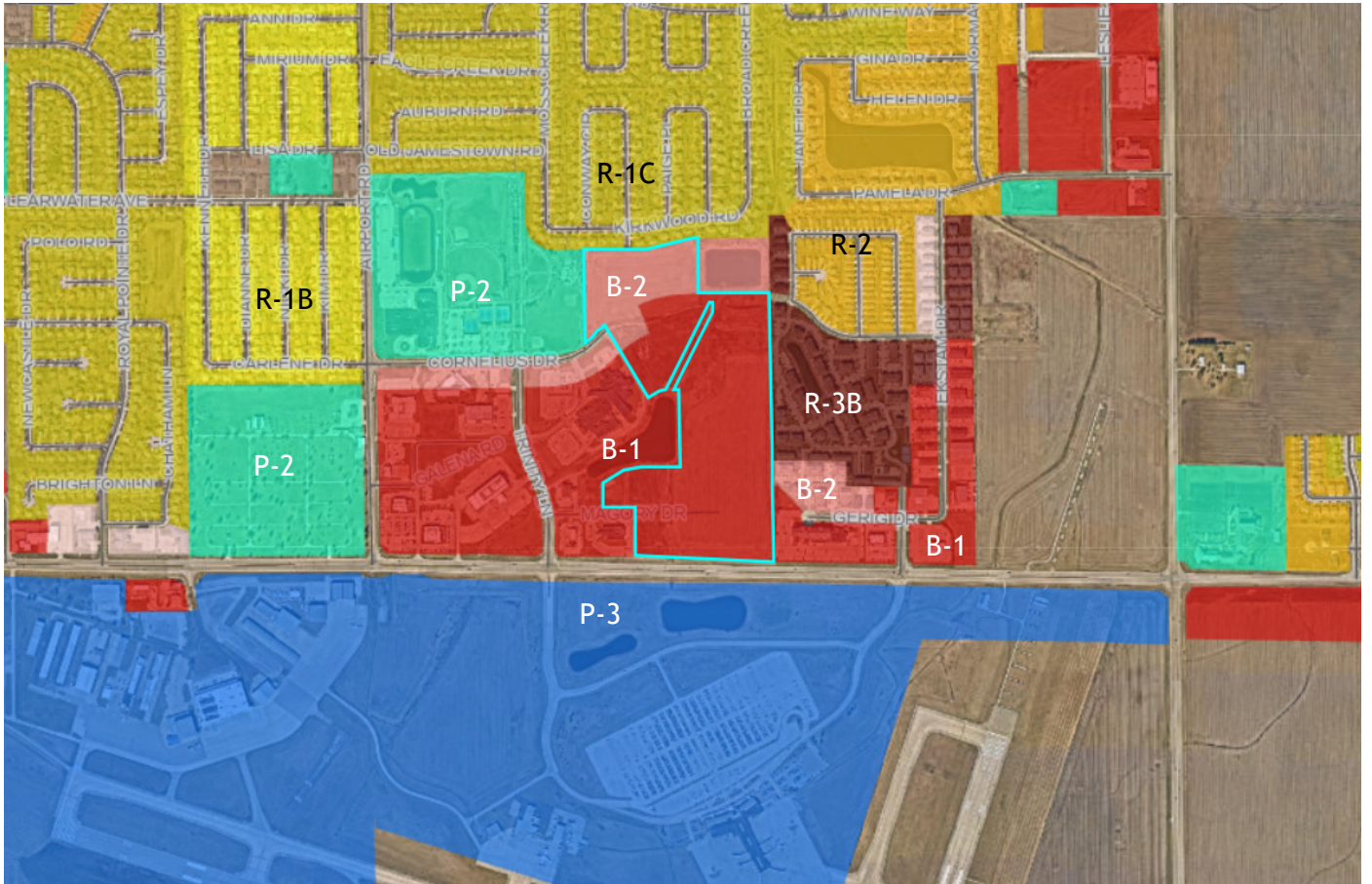
Motion to establish findings of fact that ***the Preliminary Plan does conform*** with the standards of the Subdivision Code, Zoning Code, and the Official Comprehensive Plan, and to ***recommend approval*** of the request.

Respectfully submitted, Alissa  
Pemberton  
Planning Manager

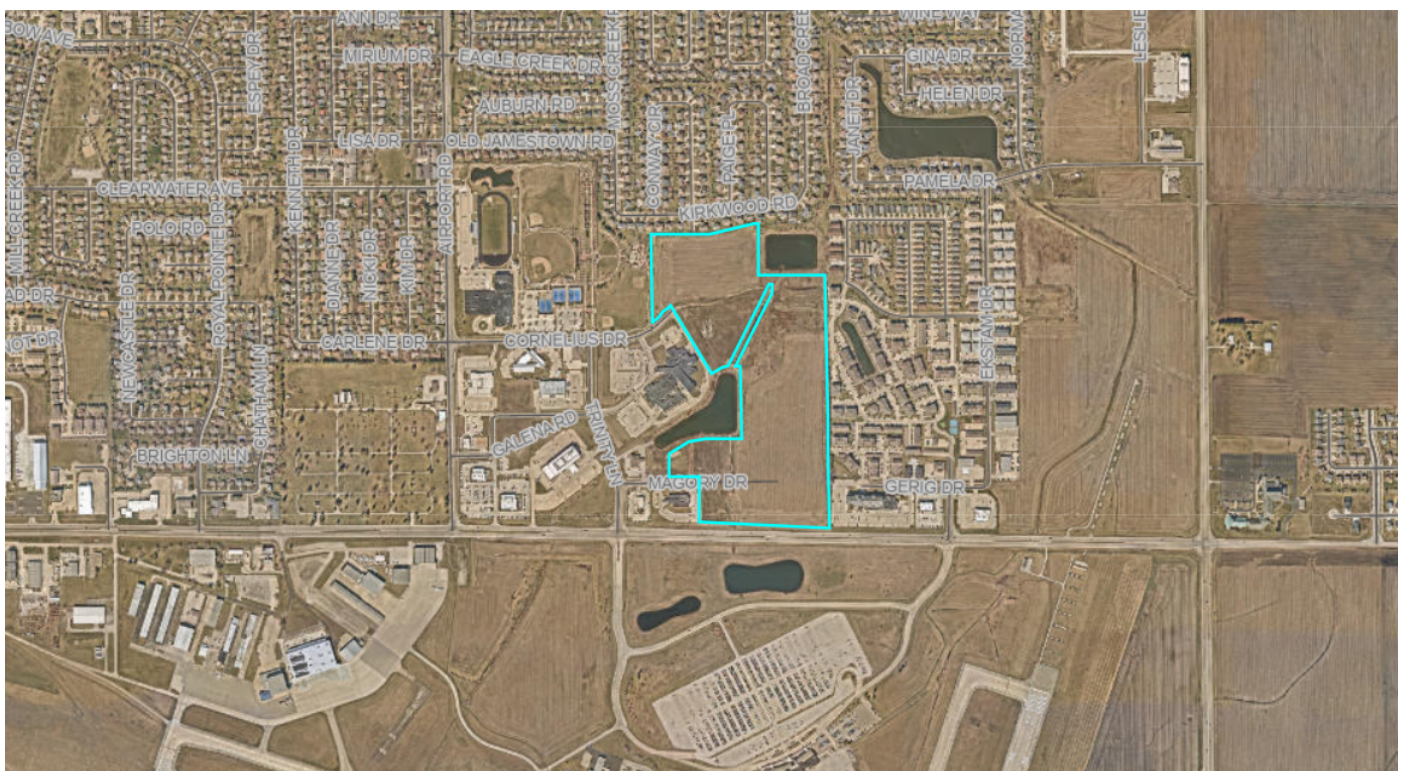
### **Attachments:**

1. Zoning Map
2. Aerial Image
3. Existing City Planned/Proposed Streets Data for the Subject Area
4. Neighborhood notice map
5. Separate Attachment – Preliminary Plan

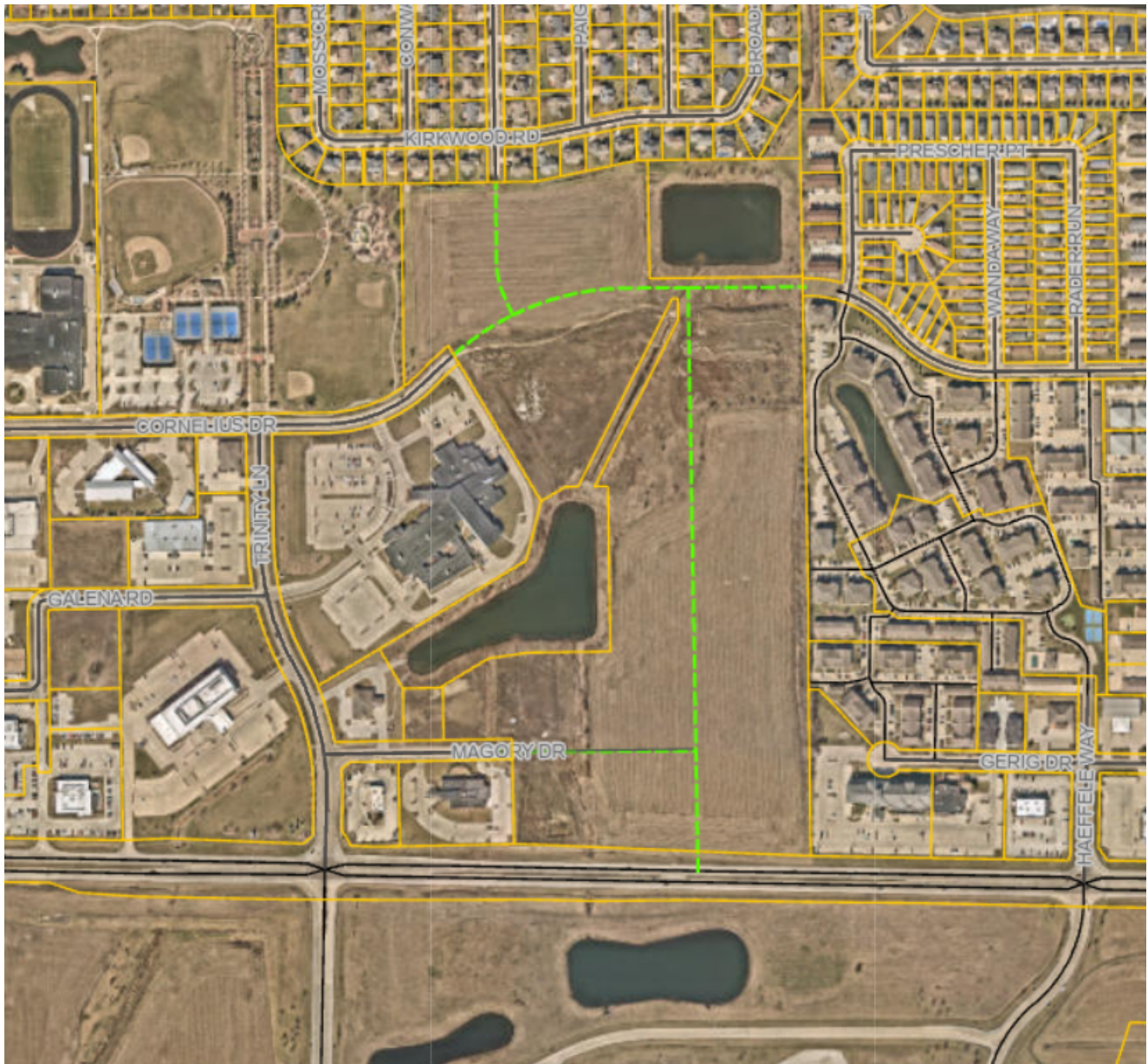
Attachment 1 - Zoning Map



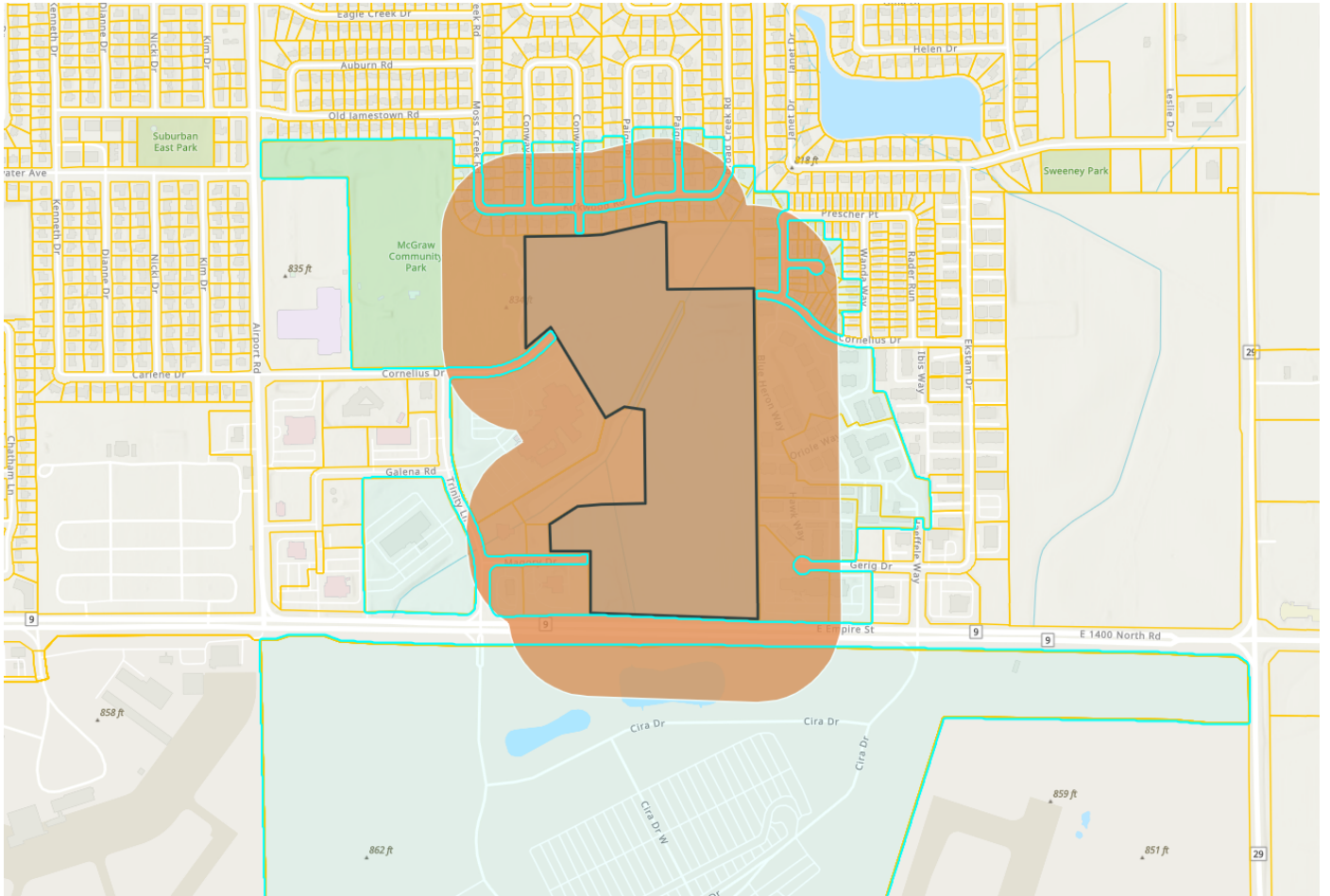
Attachment 2 - Aerial Image



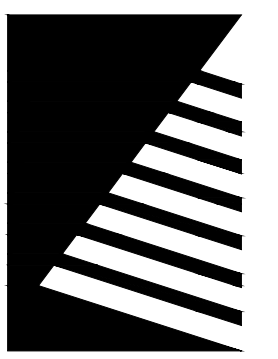
Attachment 3 – Existing City Planned/Proposed Streets Data for the Subject Area



Attachment 4 - Neighborhood Notice Map



# FOURTH REVISION TO A PORTION OF EMPIRE BUSINESS PARK PRELIMINARY PLAN BLOOMINGTON, ILLINOIS



**Farnsworth GROUP**

200 WEST COLLEGE AVENUE, SUITE 301  
NORMAL, ILLINOIS 61761  
(309) 663-8436 / info@f-w.com

www.f-w.com  
Engineers | Architects | Surveyors | Scientists

ISSUE:  
# DATE: DESCRIPTION:

**PRELIMINARY PLAN  
NOT FOR CONSTRUCTION**

PROJECT:  
FOB Development, Inc.

**FOURTH REVISION TO  
A PORTION OF  
EMPIRE BUSINESS  
PARK PRELIMINARY  
PLAN**

Bloomington, Illinois

DATE: 11/21/2025

DESIGNED: CNF

DRAWN: AEO

REVIEWED: CNF

FIELD BOOK NO.: BMI 3163

SHEET TITLE:

**COVER**

SHEET NUMBER:

**1**  
OF 6

PROJECT NO.:

**NOTES:**

- THE FOURTH REVISION TO A PORTION OF EMPIRE BUSINESS PARK PRELIMINARY PLAN SUPERSEDES THE FIRST, SECOND, AND THIRD REVISIONS TO EMPIRE BUSINESS PARK PRELIMINARY PLAN THAT WERE APPROVED BY THE CITY COUNCIL IN 2008 (ORD 2008-30), 2009 (ORD 2009-81), 2013 (ORD 2013-52), AND 2020 (ORD 2020-10) RESPECTIVELY.
- THIS ENTIRE PROPERTY IS CURRENTLY WITHIN THE CORPORATE LIMITS OF THE CITY OF BLOOMINGTON AND CONTAINS 123.19 ACRES. THE REMAINING AREA TO BE DEVELOPED CONTAINS 57.82 ACRES AND IS TO BE SUBDIVIDED.
- ALL LOTS ARE CURRENTLY ZONED B-1 GENERAL HIGHWAY BUSINESS DISTRICT WITH THE EXCEPTION OF B-2 (GENERAL BUSINESS SERVICE DISTRICT) FOR A PORTION OF THE PROPOSED LOT 25 AND LOTS 26 AND 27 CURRENTLY PROPOSED ARE ZONED B-2 (HIGHWAY BUSINESS DISTRICT).
- OUTLOTS 10 AND 11 SHALL CONTAIN "WET-BOTTOM" DETENTION BASINS. BASINS ARE OWNED AND MAINTAINED BY THE DEVELOPMENT GROUP, HOWEVER DISCUSSIONS ARE UNDERWAY WITH CITY STAFF FOR TRANSFER OF OWNERSHIP AND MAINTENANCE.
- ALL STREETS SHALL BE PUBLIC AND SHALL BE DEDICATED TO THE CITY OF BLOOMINGTON. ALL SANITARY SEWERS, STORM SEWERS AND WATER MAINS SHALL BE PLACED IN PUBLIC EASEMENTS OR RIGHT-OF-WAYS AND SHALL BE DEDICATED TO THE CITY OF BLOOMINGTON.
- EXISTING TOPOGRAPHIC DATA IS FROM A FIELD SURVEY BY FARNSWORTH GROUP, INC. COMPLETED ON JUNE, 3RD 2025.
- NO PORTION OF THIS DEVELOPMENT LIES WITHIN THE SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM MAP 17113C0510 D DATED FEBRUARY 9, 2001.
- THE INTERSECTION OF DENEEN DRIVE AND EMPIRE STREET (IL RT 9) SHALL BE IMPROVED TO MEET THE REQUIREMENTS OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION.
- THE FINAL PAVEMENT CONFIGURATION AND CROSS-SECTION FOR DENEEN DRIVE SHALL BE DETERMINED BY A TRAFFIC IMPACT ANALYSIS, INTERSECTION DESIGN STUDY, AND PAVEMENT DESIGN.
- ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED FOR DENEEN DRIVE AT THE INTERSECTION OF IL RT 9 TO ALLOW FOR FUTURE IMPROVEMENTS REQUIRED TO MEET THE ILLINOIS DEPARTMENT OF TRANSPORTATION REQUIREMENTS FROM AN ESTABLISHED TRAFFIC IMPACT ANALYSIS, INTERSECTION DESIGN STUDY AND PAVEMENT DESIGN.
- PUBLIC SIDEWALK SHALL BE INSTALLED ON BOTH SIDES OF MAGORY DRIVE AND ON BOTH SIDES OF DENEEN DRIVE AS DEVELOPMENT PROGRESSES. PUBLIC SIDEWALK SHALL BE INSTALLED ON THE NORTH SIDE OF EMPIRE STREET FROM THE WEST PROPERTY LINE OF LOT 35 TO THE EAST PROPERTY LINE OF LOT 32 (IL RT 9) AND AS PERMITTED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION. PEDESTRIAN ACCOMMODATIONS COMPLIANT WITH ALL APPLICABLE STANDARDS SHALL BE PROVIDED AT INTERSECTIONS AS REQUIRED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION. SIDEWALK SHALL BE A MINIMUM OF FIVE FEET WIDE AND AT LEAST SIX INCHES THICK OF PORTLAND CEMENT CONCRETE.
- CITY OF BLOOMINGTON WILL BE RESPONSIBLE FOR 9-FT WIDTH OVERSIZING OF CORNELIUS DRIVE THROUGH THE DENEEN INTERSECTION.
- CITY OF BLOOMINGTON WILL REIMBURSE FOR 3-FT WIDTH FOR BIKE TRAIL ALONG CORNELIUS.
- FINAL EASEMENT LOCATIONS AND WIDTHS WILL BE DETERMINED WITH CONSTRUCTION PLANS AND FINAL PLATTING.
- PAVEMENT STRUCTURE WILL BE DETERMINED WITH CONSTRUCTION PLANS PER THE MANUAL OF PRACTICE AND APPROVAL OF THE CITY ENGINEER.
- INTERSECTION SIGHT TRIANGLES WILL BE DETERMINED WITH CONSTRUCTION PLANS AND MINOR LOT MODIFICATIONS MADE AT FINAL PLATTING, IF REQUIRED.

**RECOMMENDATION OF PRELIMINARY PLAN APPROVAL BY THE PLANNING COMMISSION OF BLOOMINGTON, ILLINOIS:**

"Notice is hereby given that this Fourth Revision to a Portion of the Preliminary Plan of the Empire Business Park shown hereon is recommended by the Planning Commission of Bloomington, Illinois, for City Council approval with the modifications contained in Appendix A (if any), which is attached hereto."

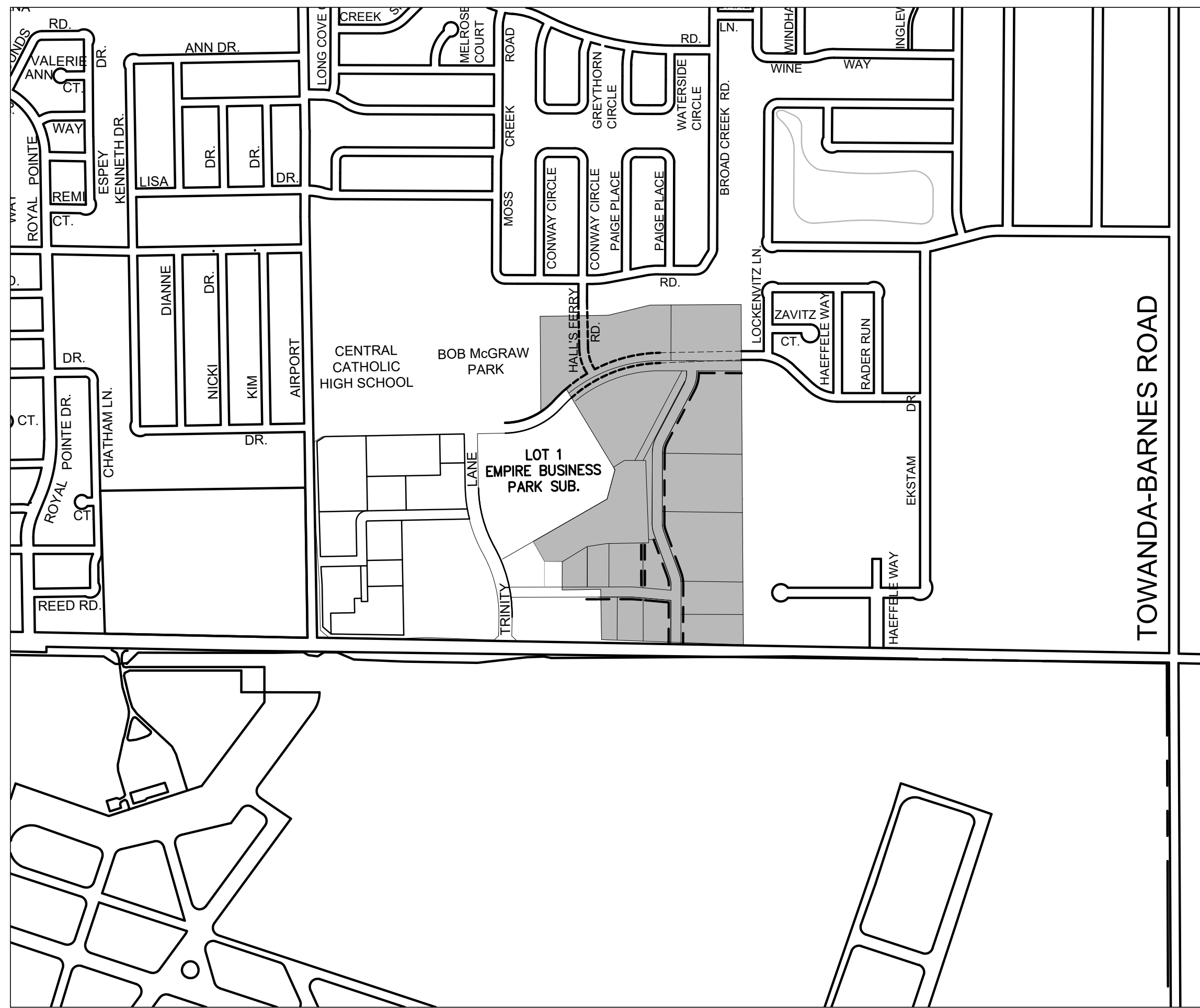
The Planning Commission of Bloomington, Illinois  
Date: \_\_\_\_\_, 2025  
By: \_\_\_\_\_  
Chairman  
By: \_\_\_\_\_  
Planning Commission Staff Liason

**NOTICE OF APPROVAL OF PRELIMINARY PLAN BY THE CITY COUNCIL OF BLOOMINGTON, ILLINOIS:**

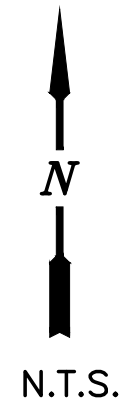
"The Fourth Revision to a Portion of the Preliminary Plan of the Empire Business Park shown hereon has received approval by the City Council of Bloomington, Illinois, subject to the modifications contained in Appendix A which is attached hereto."

The City Council of Bloomington, Illinois  
Date: \_\_\_\_\_, 2025  
By: \_\_\_\_\_  
Mayor

Attest:  
\_\_\_\_\_  
City Clerk

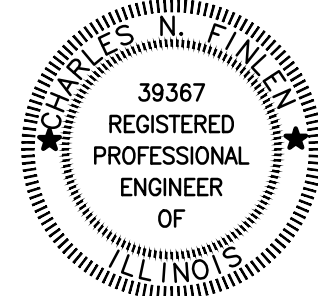


**LOCATION MAP**



**BENCHMARK:**

- TOP OF OPERATING NUT OF FIRE HYDRANT WEST SIDE AIRPORT ROAD 35' NORTH OF NORTH CEMETERY ENTRANCE U.S.G.S. ELEV.=842.48
- SQUARE CUT IN CENTER TOP OF CONC. HEADWALL NORTH SIDE IL. RTE. 9 8'x8' BOX CULVERT U.S.G.S. ELEV.=840.51



DATE: 11/21/2025  
EXP: 11/30/2025

**INDEX TO SHEETS**

SHEET NO.	TITLE
1	COVER SHEET
2	SITE OVERVIEW
3	EXISTING INFORMATION
4	PRELIMINARY PLAN - SOUTH
5	PRELIMINARY PLAN - CENTER
6	PRELIMINARY PLAN - NORTH

**WAIVERS:**

- Cornelius Drive has been and will continue to be constructed in a 70' right-of-way in lieu of 90' right-of-way. (This waiver approved by previous agreement.)

**LEGAL DESCRIPTION**

All that part of 355.15 Acres off the West Side of Section 31, Township 24 North, Range 3 East of the Third Principal Meridian, McLean County, Illinois, per "Survey of 355.15 Acres off the West Side of Section 31" as shown in Plat Book 12, page 120, in the McLean County Recorder's Office, lying south of and adjacent to the South Lines of Golden Eagle South Subdivision and Golden Eagle South Subdivision First Addition, both in the City of Bloomington, McLean County, Illinois, per plat recorded March 15, 1999 as Document No. 99-7564 in said Recorder's Office and, per plat recorded July 7, 1999 as Document No. 99-21172 in said Recorder's Office, respectively, and lying south and east of the property approved for Cornelius Drive and McGraw Park per City of Bloomington Ordinance 2002-90 approved October 28, 2002, except from the above following:

- Right-of-way conveyed to the Illinois Department of Transportation as shown by plat recorded March 24, 1995 as Document No. 95-5258 in the McLean County Recorder's Office, McLean County, Illinois.
- A parcel of land conveyed to the City of Bloomington, Illinois, for a portion of Airport Road and Cornelius Drive Right-of-Way per Document No. 2003-40630 recorded on August 12, 2003 in the McLean County Recorder's Office, McLean County, Illinois.

This entire property contains 123.19 acres, more or less. The area to be developed contains approximately 57.82 acres.

**OWNER/DEVELOPER**

FIRST MID AG SERVICES  
DENEEN BROTHERS FARMS, LLC  
PO BOX 1607  
BLOOMINGTON, ILLINOIS 61702-1607  
(309) 662-8575

MC SUPPORT PROPERTY LLC.  
MIKE VOELLER  
8940 N WOOD SAGE ROAD  
PEORIA IL. 61615  
(309) 243-3644

**ENGINEER**

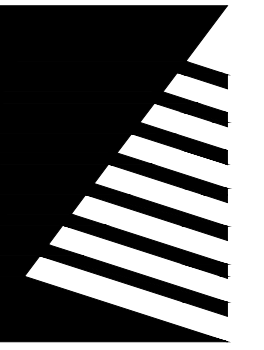
C. NEIL FINLEN, P.E.  
FARNSWORTH GROUP, INC.  
200 W. COLLEGE AVE. SUITE  
301 NORMAL, ILLINOIS 61761  
(309) 663-8436

**ATTORNEY**

ELIZABETH MGLI  
LIVINGSTON, BARGER BRANDT &  
SCHROEDER, LLP  
115 W. JEFFERSON ST.  
BLOOMINGTON, ILLINOIS 61701  
(309) 828-5281

**SURVEYOR**

BRENT BAZAN, P.L.S.  
FARNSWORTH GROUP, INC.  
200 W. COLLEGE AVE. SUITE 301  
NORMAL, ILLINOIS 61761  
(309) 663-8436



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ISSUE:  
# DATE: DESCRIPTION:

**PRELIMINARY PLAN**  
NOT FOR CONSTRUCTION

PROJECT:  
FOB Development, Inc.

**FOURTH REVISION TO  
A PORTION OF  
EMPIRE BUSINESS  
PARK PRELIMINARY  
PLAN**

Bloomington, Illinois

DATE: 11/21/2025

DESIGNED: CNF

DRAWN: AEO

REVIEWED: CNF

FIELD BOOK NO.: BMI 3163

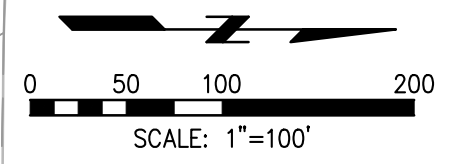
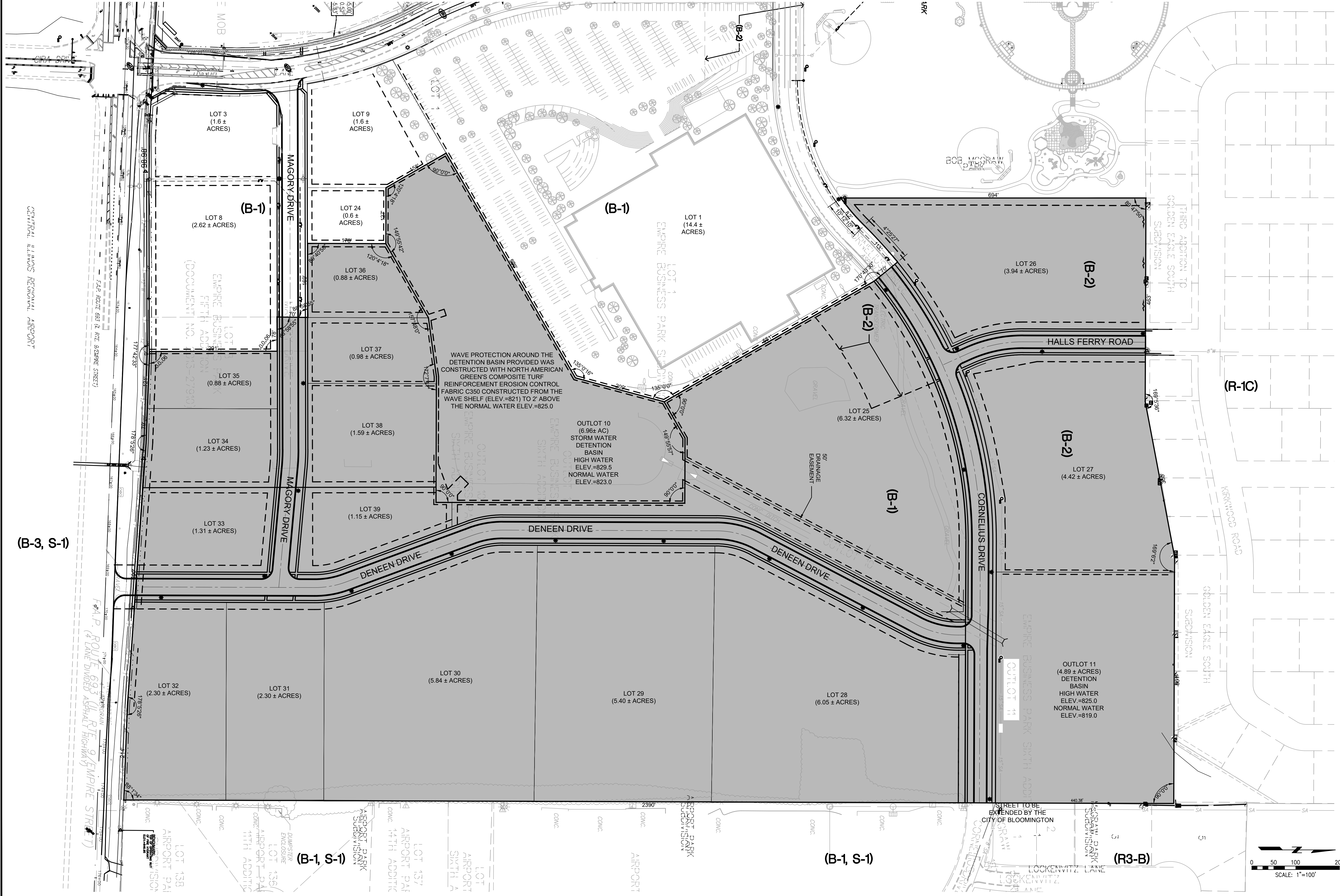
SHEET TITLE:

**SITE OVERVIEW**

SHEET NUMBER:

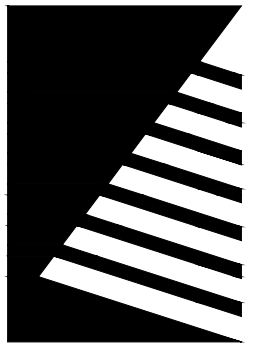
**2**  
OF 6

PROJECT NO.:



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ISSUE:  
# DATE: DESCRIPTION:

**PRELIMINARY PLAN**  
NOT FOR CONSTRUCTION

PROJECT:  
FOB Development, Inc.

## FOURTH REVISION TO A PORTION OF EMPIRE BUSINESS PARK PRELIMINARY PLAN

Bloomington, Illinois

DATE: 11/21/2025

DESIGNED: CNF

DRAWN: AEO

REVIEWED: CNF

FIELD BOOK NO.: BMI 3163

SHEET TITLE:

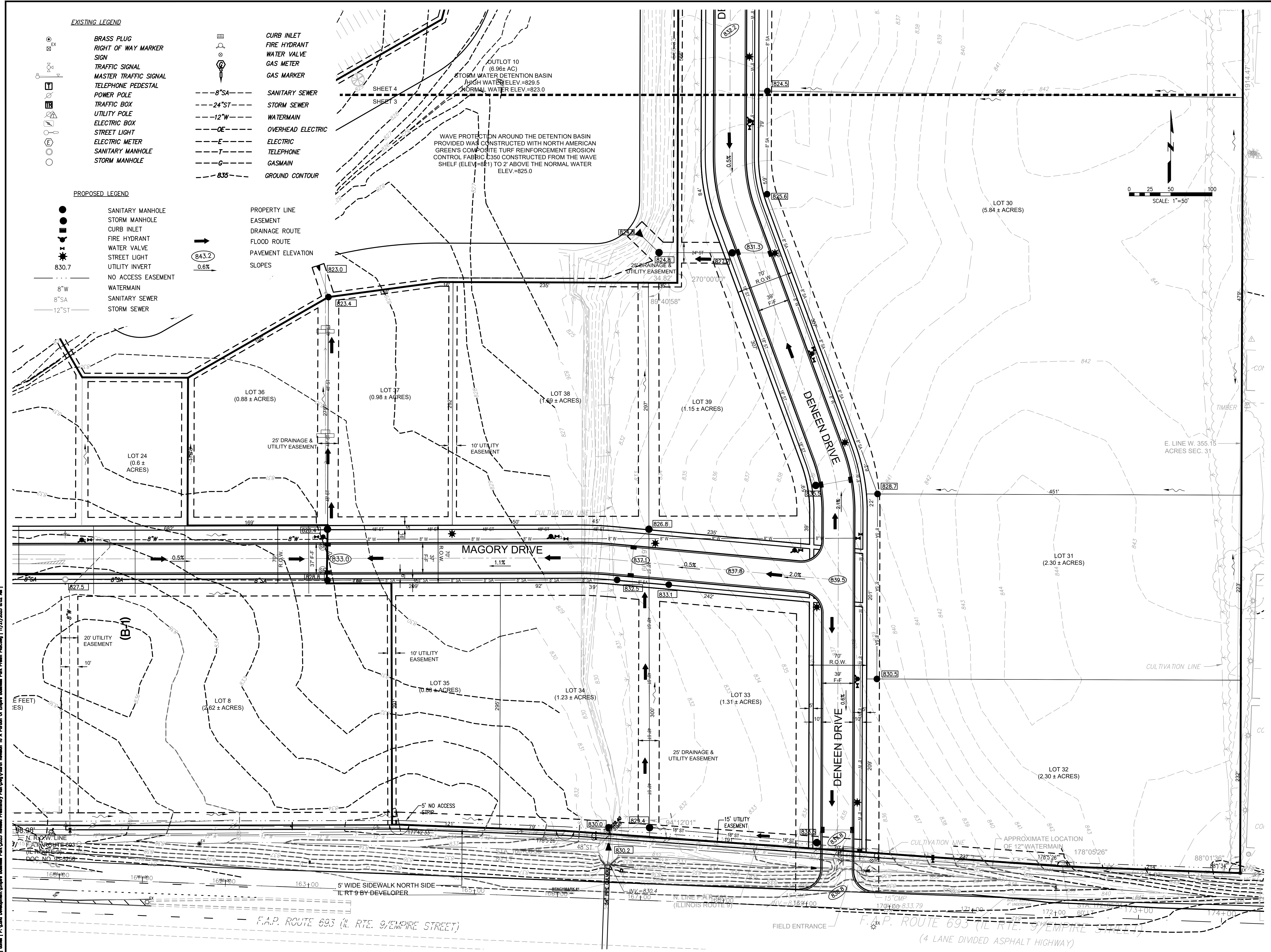
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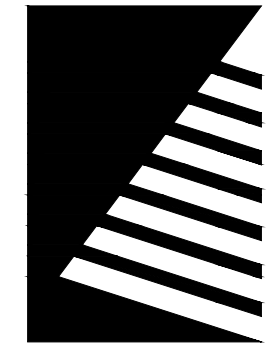
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OF 6

PROJECT NO.:



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**PRELIMINARY PLAN  
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FOB Development, Inc.

## FOURTH REVISION TO A PORTION OF EMPIRE BUSINESS PARK PRELIMINARY PLAN

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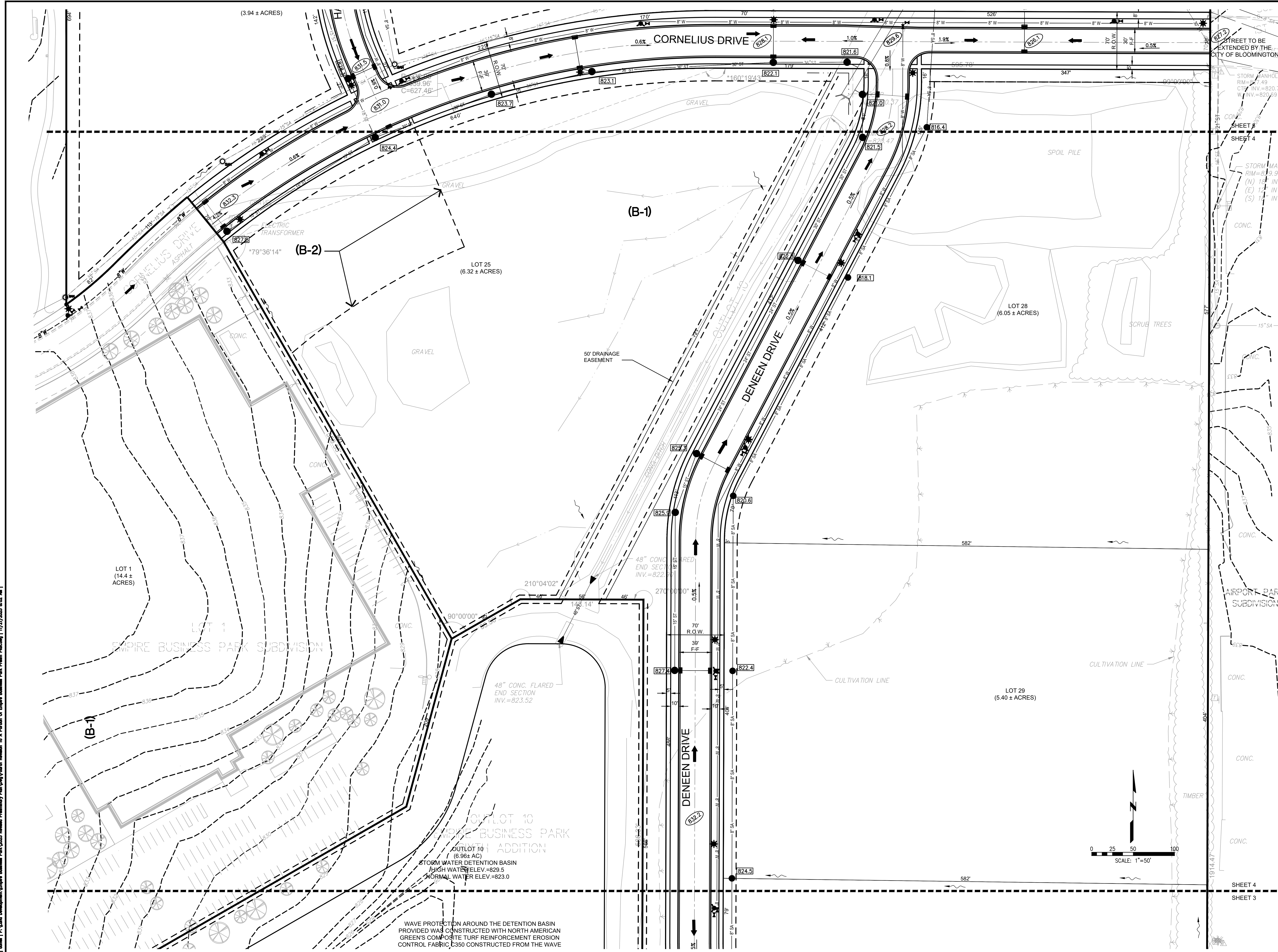
## PRELIMINARY PLAN - CENTER

SHEET NUMBER:

# 5

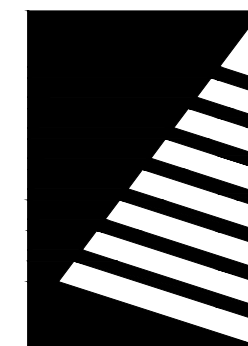
OF 6

PROJECT NO.:



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WAVE PROTECTION AROUND THE DETENTION BASIN PROVIDED WAS CONSTRUCTED WITH NORTH AMERICAN GREENS COMPOSITE TURF REINFORCEMENT EROSION CONTROL FABRIC C350 CONSTRUCTED FROM THE WAVE



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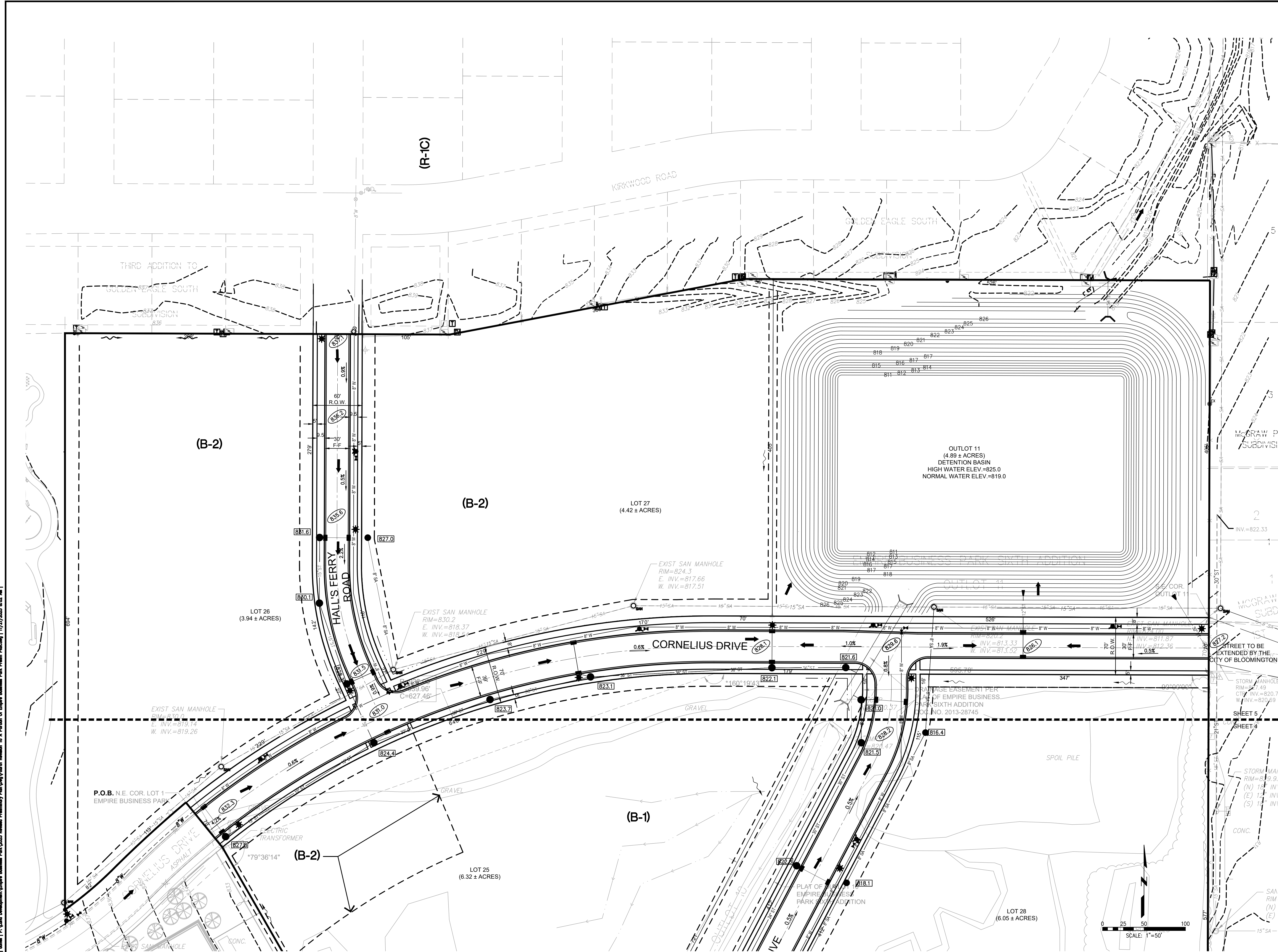
## PRELIMINARY PLAN - NORTH

SHEET NUMBER:

# 6

OF 6

PROJECT NO.:



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**Regular Agenda Item No. 5.B.**

**For Planning Commission:** December 3, 2025

**Ward Impacted:** City Wide

**Subject:** Boards & Commissions Refresher Presentation, as requested by the Legal Department.

**Recommended Motion:** None; Presentation Only.

**Strategic Plan:**

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

**Objective 1c.** Engaged residents that are well informed and involved in an open governance process

**Background:** Short discussion on the shape of hearings, duties and obligations of the Board, and tips for interacting with different forms of evidence or opinion. An opportunity for Q & A will also be provided. This presentation is being provided to multiple Boards & Commissions.

**Community Groups/Interested Persons Contacted:** N/A

**Financial Impact:** N/A

**Attachments:**

None