



Planning Commission - Regular Session Agenda
Community Room 1, 2nd Floor, Bloomington Public Library
205 E. Olive St., Bloomington, IL 61701
Wednesday, January 7, 2026 - 4:00 PM

1. Call to Order

2. Roll Call

3. Public Comment

Individuals wishing to provide emailed public comment must email comments to publiccomment@cityblm.org at least 15 minutes before the start of the meeting. Individuals wishing to speak in-person may register at cityblm.org/register at least 5 minutes before the start of the meeting.

4. Consent Agenda

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

- A. **Review and approval of the Minutes of the December 3, 2025 regular meeting of the Bloomington Planning Commission, as requested by the Development Services Department.** (Recommended Motion: The proposed Minutes be approved.)

5. Regular Agenda

- A. **PS-02-25 - Additional 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.)

- B. **Z-01-26 - Public hearing, review, and action on a request submitted by Beich III, LLC, for the approval of a Zoning Map Amendment from the R-1H (Single-Family Manufactured Home Residence) District to the R-3A (Multiple-Family Residence) District, for the property located at 2805 Beich Road, PIN 21-19-326-010., as requested by the Development Services Department.** (Recommended Motion: Motion to establish findings of fact that the request for approval of the proposed Zoning Map Amendment to the R-3A (Multiple-Family Residence) District ***is in the public interest and not solely for the benefit of the Applicant or Property Owner*** and to recommend ***approval*** of the request.)

6. New Business

7. Adjournment

Individuals with disabilities planning to attend the meeting who require reasonable accommodations to observe and/or participate, or who have questions about the accessibility of the meeting, should contact the City's ADA Coordinator at 309-434-2468 or mhurt@cityblm.org.



Consent Agenda Item No. 4.A.

For Planning Commission: January 7, 2026

Ward Impacted: City Wide

Subject: Review and approval of the Minutes of the December 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. These draft minutes have been revised since the initial publishing of the draft minutes.

Community Groups/Interested Persons Contacted: N/A

Financial Impact: N/A

Attachments:

1. Draft Minutes-REVISED - 12032025
2. PC Minutes Exhibit A - Presentation
3. PC Minutes Exhibit B - Presentation on Planning Commission Powers and Duties



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

The Planning Commission convened in regular session at 4:04 PM, December 3, 2025. Chair Peradotti called the meeting to order.

Roll Call

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

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

Public Comment

There was no public comment provided.

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 expressed her desire to remove the review and approval of the September 9, 2025, meeting minutes from the Consent Agenda because all of the proposed changes to the Draft Minutes that she submitted at the last meeting were not accepted by staff. Commissioner Beyer distributed a copy of her proposed changes to the Draft Minutes to the commission members; the same document that had been provided to staff at the prior meeting. Mr. Boyle provided her with options to address her concerns, including the option to request that her submission be attached to the minutes as an exhibit.

Commissioner Krieger moved to table the review of the Draft Minutes to the next scheduled meeting (January 7, 2026) to give staff and the Commission an opportunity to review the distributed comments. Ms. Pemberton stated that the staff opinion on the completeness of the

Draft Minutes would not change, as they had reviewed the audio recording of the meeting, and discussed it amongst Planning staff and staff of the City Clerk's office. Ms. Pemberton noted that she did not believe they could table due to Open Meetings Act (OMA) timelines for minutes approval. The Commission and staff discussed procedural issues. Mr. Boyle stated that the OMA would require the Commission to act on the Draft Minutes at the current meeting. Commission Beyer again expressed her concern that there were insufficiencies in the minutes. There was continued discussion about the purpose of meeting minutes; to summarize what was said at a meeting, not what was intended to be said.

Ms. Pfeifer stated that City Code directs staff to provide summary minutes, not verbatim, and that the purpose of the audio recording is to provide staff a resource to aid them in producing the summary of the meeting. She cautioned the Commission about including excessive detail about one item, differently than others, in the minutes. She also stated that unanimous consent is not required for passage of the minutes: a vote can be taken and members are allowed to disagree. The minutes should reflect the discussion of issues and the vote.

Commissioner Krieger made a motion, seconded by Vice Chair Sochotsky, to approve the Minutes as presented.

AYES: Krieger; Mosley; Cullen; Lewis; Sochotsky; Peradotti

NAYs: Beyer.

Motion carried.

Item 4.B. Consideration and action to approve the Minutes of the November 5, 2025, regular meeting of the Bloomington Planning Commission.

Commissioner Beyer requested two changes to the Draft Minutes. The first was that the inquiry about the tree removal along Sugar Creek came from a member of the public, not from her. Staff concurred this had been Diane Mowrer and they would re-attribute the statement to her. The second was a typographical error on page 9; staff would correct this prior to Chair signature.

Commissioner Krieger made a motion, seconded by Commissioner Lewis, to approve the Minutes as amended.

AYES: Krieger; Mosley; Cullen; Lewis; Sochotsky; Peradotti; Beyer

Motion carried (viva voce).

Regular Agenda

The following item was presented:

Item 5.A. **PS-02-25** - Public Hearing, review and action on a request submitted by Deneen Brothers Farms, LLC, 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.

Commissioner Beyer stated that she lives in the adjacent Golden Eagle Subdivision but not in any

of the homes immediately adjacent to the property. She stated her belief that she would not be affected by any traffic circulation changes, so she believes she does not have a conflict of interest and is comfortable participating in the discussion and voting but wanted to assure transparency.

Ms. Pemberton presented the staff report and a recommendation for approval. She noted that, although the two stormwater management basins are included in the plan, no changes are proposed to those basins. She reviewed the existing road network, and public/private water and sewer networks. The biggest proposed change is the alignment of Deneen Drive: in the 2006 Plan, it was proposed to be a straight road segment; it is now designed to curve slightly. This would provide a recreational opportunity along the detention basin, and would reduce traffic speeds and through-traffic volume. Also, two of the lots sizes have changed.

Commissioner Beyer asked about the previous plans to install a traffic light at the intersection of Cornelius Drive and Airport Road. Ms. Pemberton stated that that light is still planned to be installed. She noted that additional traffic controls at the intersection of Empire and Deneen may be determined through the Intersection Design Study (IDS) required by IDOT for access. Commissioner Beyer asked if staff had considered adding speed bumps to provide traffic calming. Ms. Pemberton explained that traffic calming measures are not considered in the Preliminary Plan phase, and would be considered later if issues came up that warranted their implementation. She mentioned that a waiver from the required 90-foot-wide right-of-way had previously been granted to allow a 70-foot-wide right-of-way, and that waiver would continue. Ms. Pemberton confirmed Commissioner Beyer's statement that any additional waivers of substantive matters would be brought to a board or commission for review prior to review by City Council. Upon Commissioner Beyer's inquiry about the meaning of one of the standards for review, Ms. Pemberton explained what flag lots are and how they are usually not the most desirable planning application.

Chair Peradotti opened the public hearing.

Elizabeth Megli, attorney for the applicant, addressed the Commission, stating they are not asking for any new variances or waivers. Upon Commissioner Lewis' inquiry, she stated that the purpose of the current request was to restart the timeclock for the Preliminary Plan, due to the impending June 2026 expiration of the current Plan.

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

Commissioner Krieger made a motion, seconded by Commissioner Cullen, 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.

AYES: Krieger; Mosley; Cullen; Lewis; Sochotsky; Peradotti; Beyer

Motion carried (viva voce).

Ms. Pemberton stated the case is expected to go to Council on December 15, 2025.

Item 5.B. – Boards & Commissions Refresher Presentation, as requested by the Legal Department.

Mr. Boyle provided a refresher presentation regarding Commission processes and protocol, as outlined in *Attachment B*.

Commissioner Krieger left the meeting at 4:58 p.m.

Commissioner Beyer asked if passing on the public notice that is published in the Pantagraph to another person is considered *ex parte* communication; Mr. Boyle confirmed that it is not. He also confirmed that *ex parte* communication is defined as “an interested party speaking to a decision-maker off the record in such a way that it could influence their decision”; for example, a Commission member speaking with their spouse about the case is not an example of *ex parte* communication. The Commission meetings are public, and are closed to the public for only very specific reasons; if someone asks a Commission member questions about what happened at a meeting – prior to the minutes being approved – it is safe to refer them to the audio recording or to staff.

New Business

Ms. Pemberton asked members to collect a handout of *Boards & Commissions Q&A* that the City Clerk had put together as a resource.

Adjournment

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

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

The Meeting Adjourned at 5:10 p.m.

Attachments:

1. Meeting PowerPoint Presentations for 12.03.2025
2. Attorney Boyle’s Presentation on Planning Commission Powers and Duties

CITY OF BLOOMINGTON

Bill Peradotti, Chair

Marcus Ricci, Staff Liaison



City of Bloomington Planning Commission

December 3, 2025



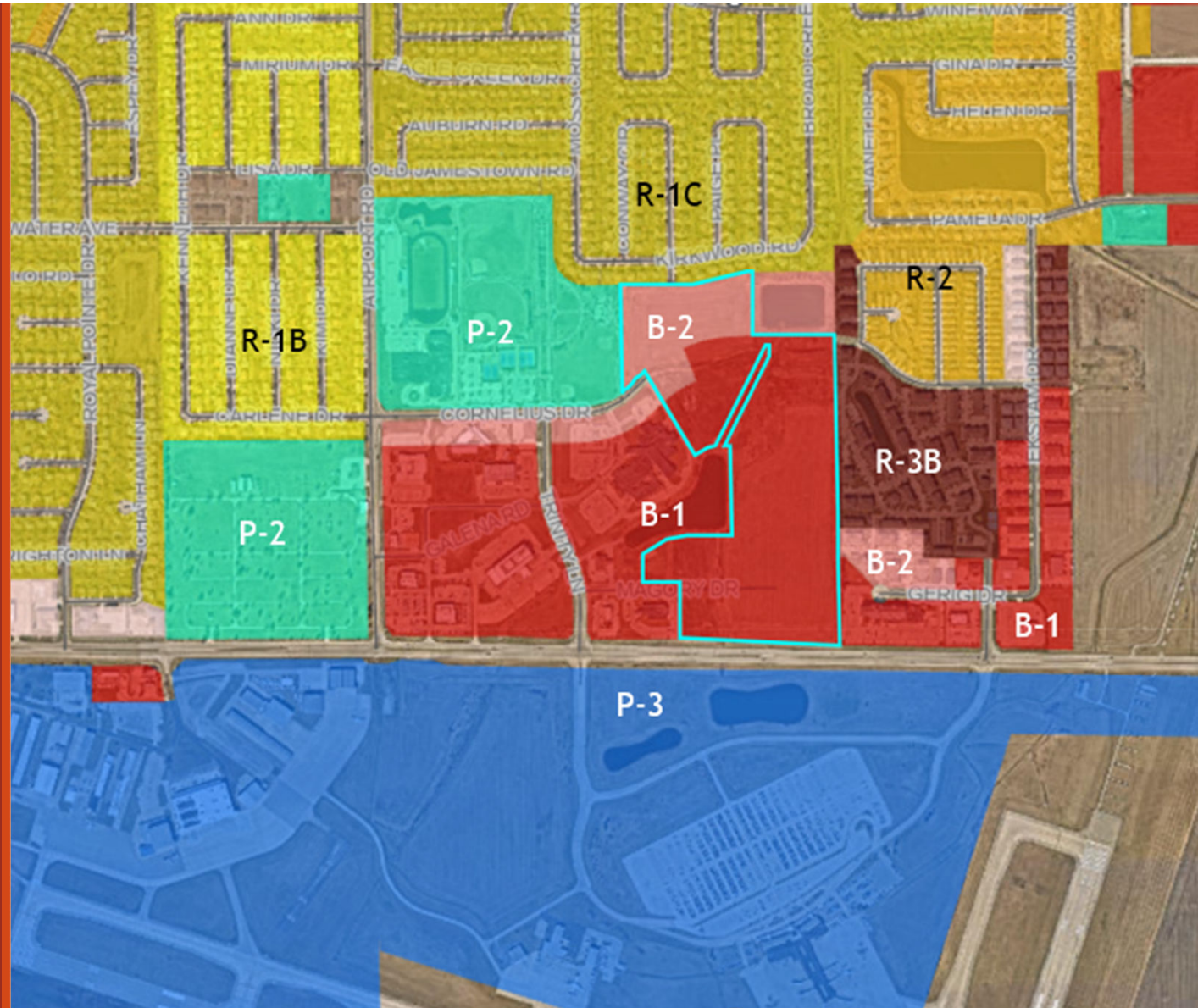
**CITY OF BLOOMINGTON
PLANNING COMMISSION
DECEMBER 3, 2025**

Agenda

Item	Case Number	Description
4A	N/A	Consideration and action to approve the Minutes of the September 3, 2025, regular meeting of the Bloomington Planning Commission.
4B	N/A	Review and approval of the Minutes of the November 5, 2025 regular meeting of the Bloomington Planning Commission
5A	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
5B	N/A	Boards & Commissions Refresher Presentation (Legal Department)
6	N/A	Any new business that may arise.

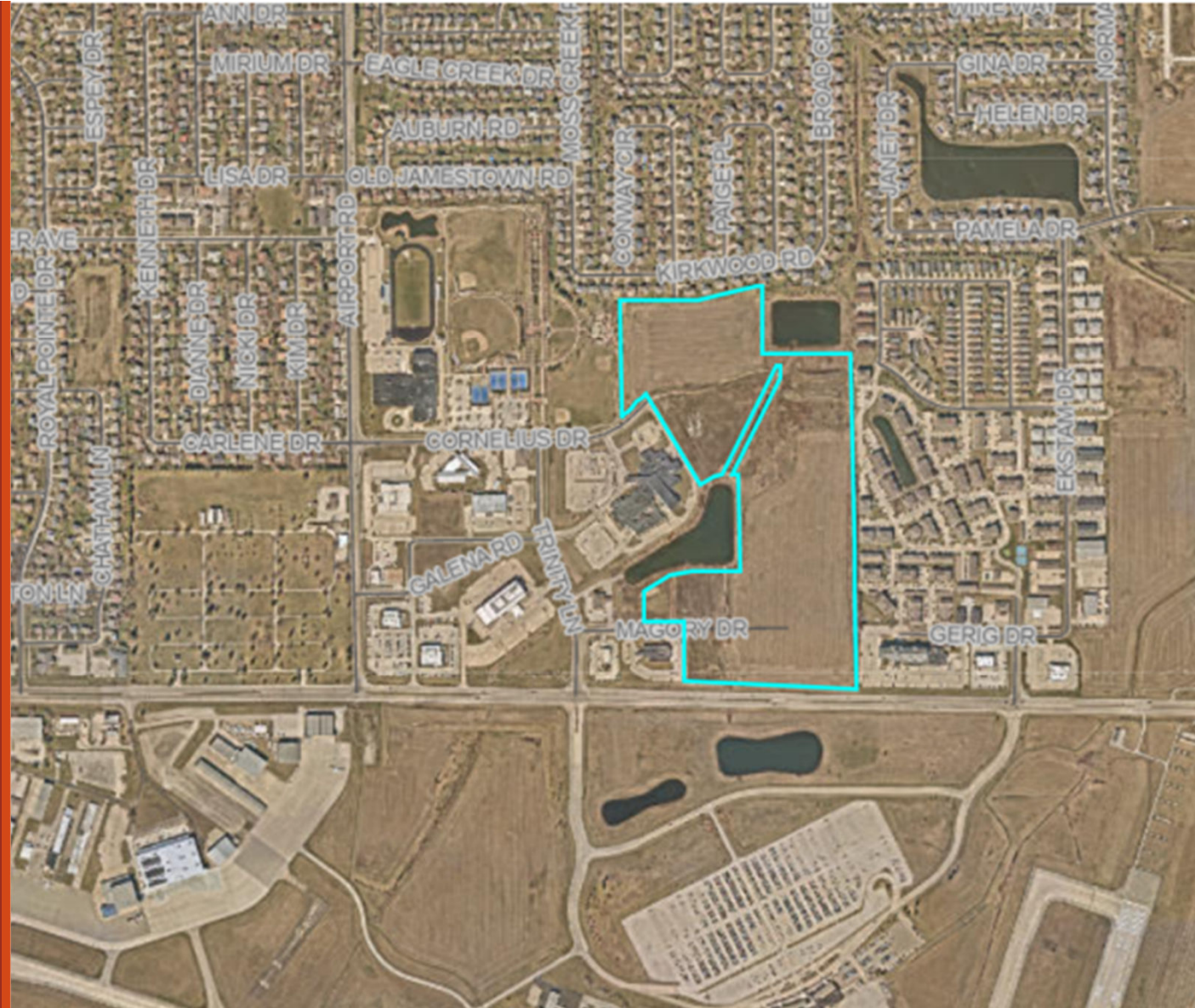
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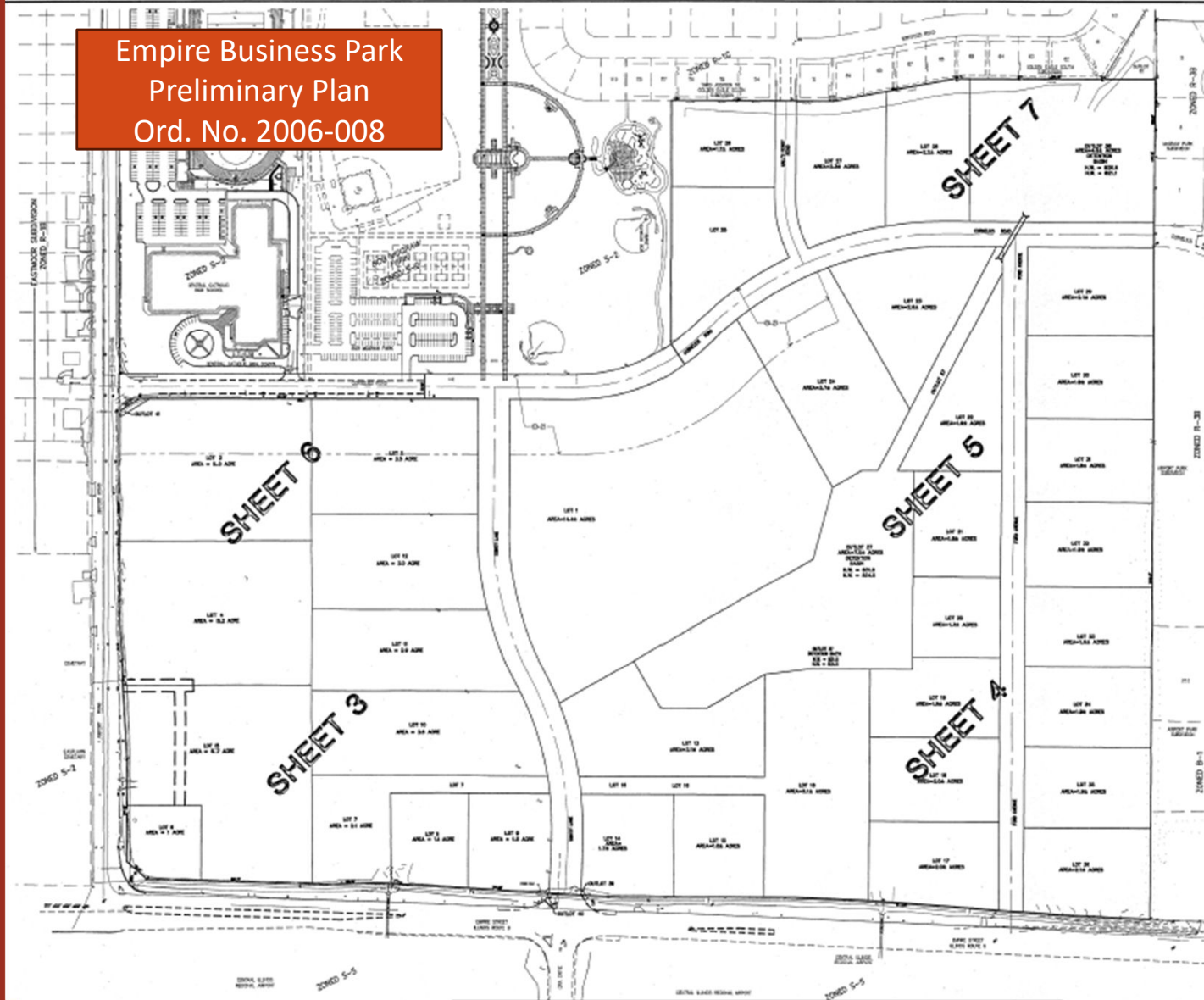
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Empire Business Park
Preliminary Plan
Ord. No. 2006-008



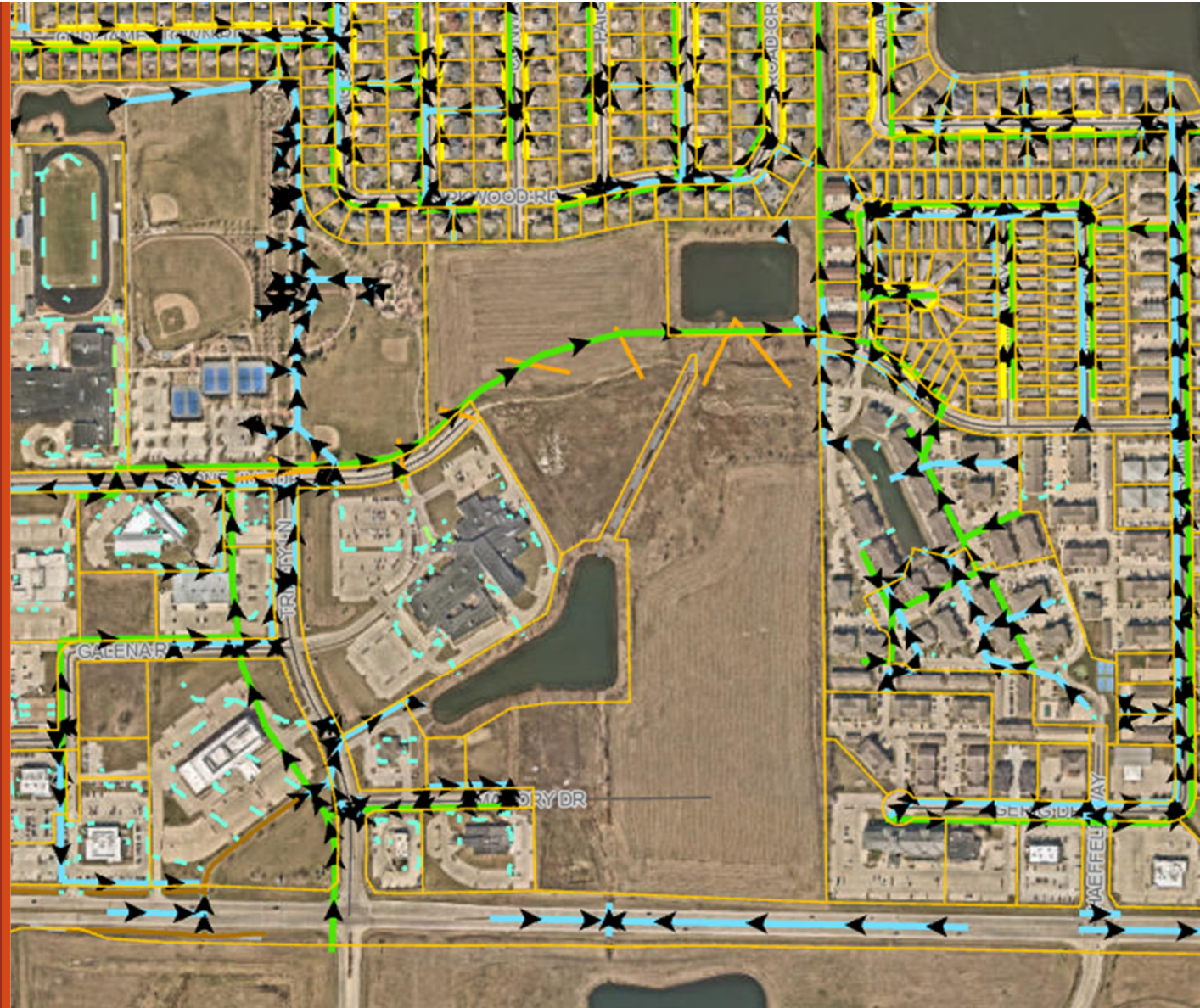
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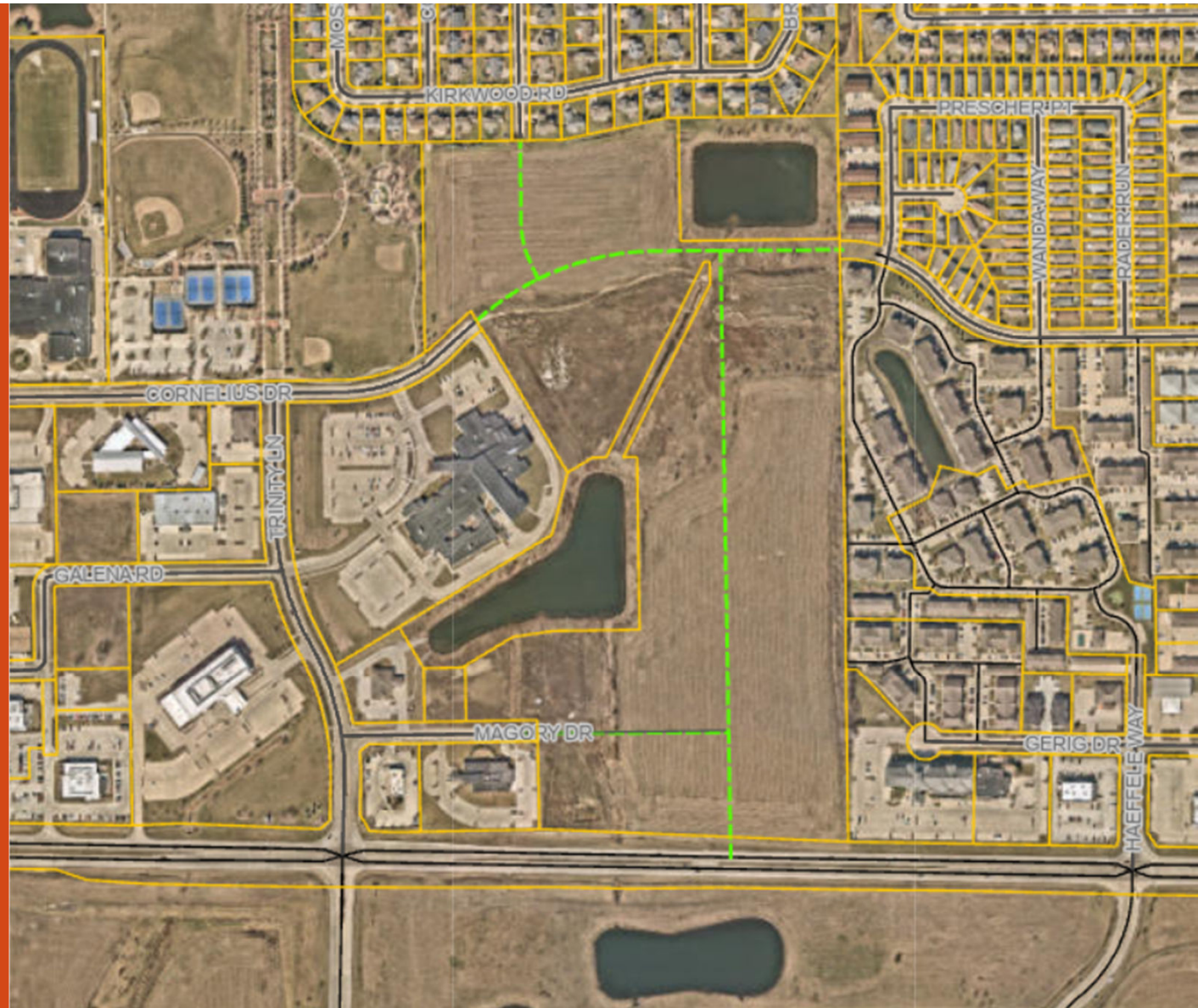
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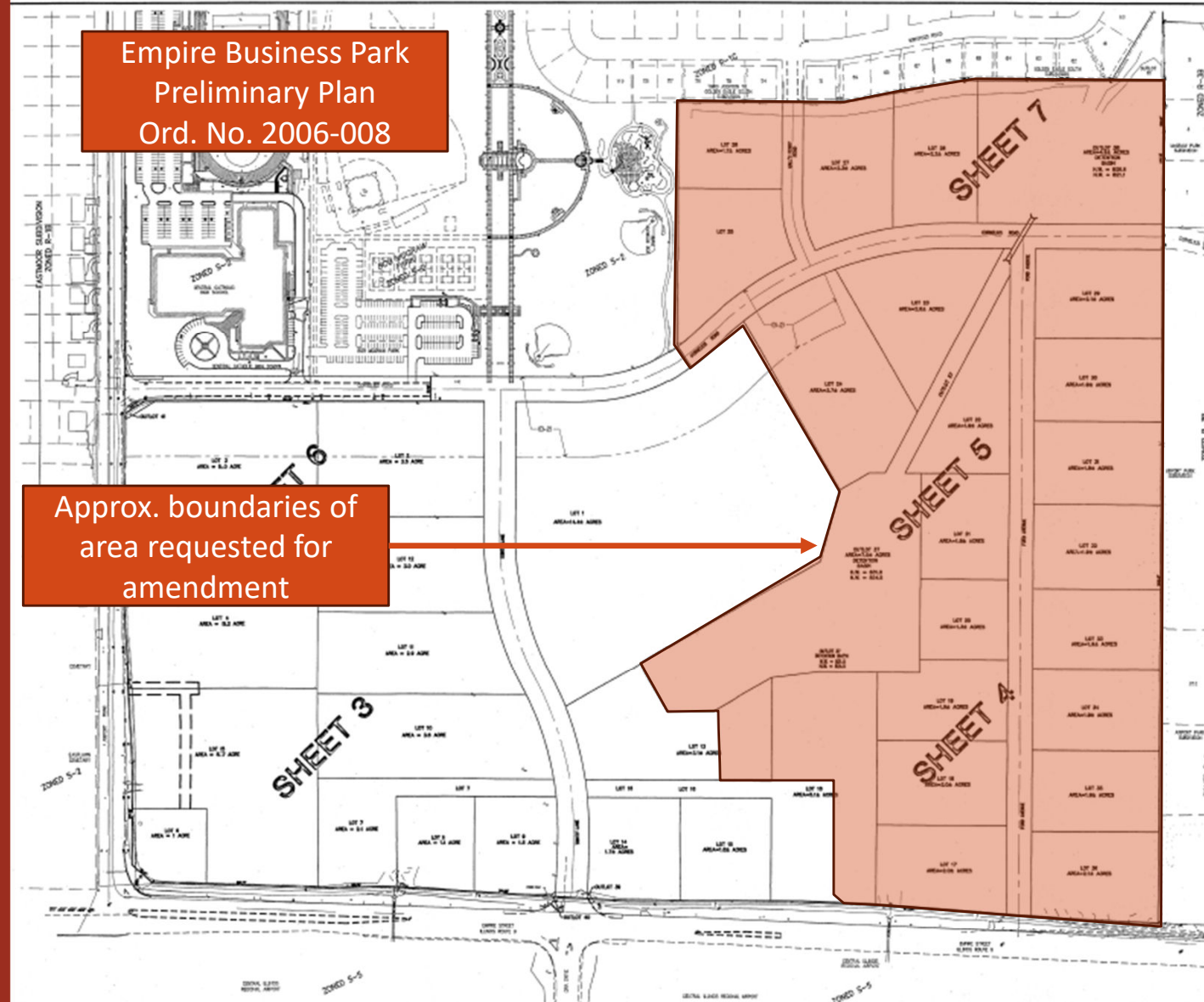
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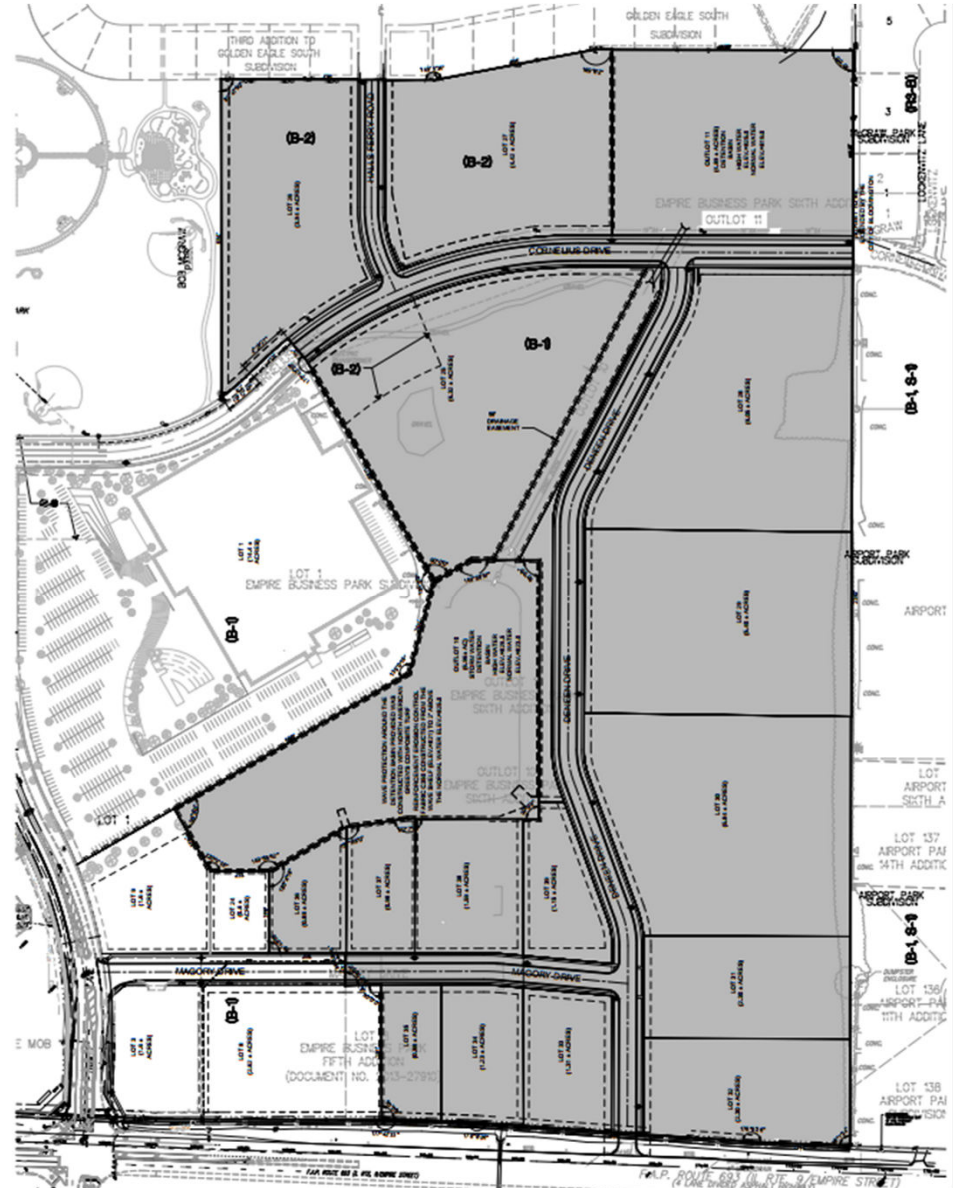
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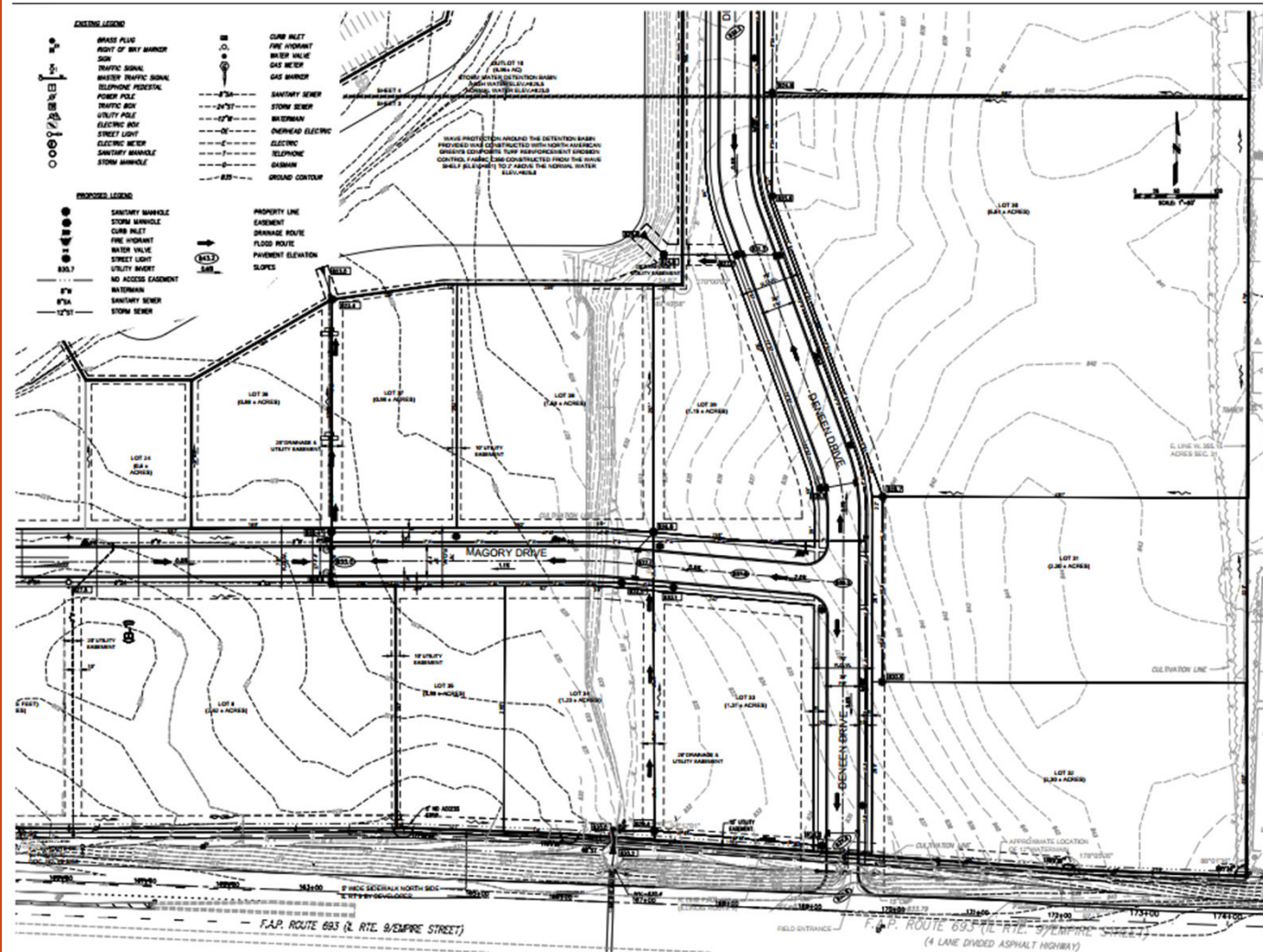
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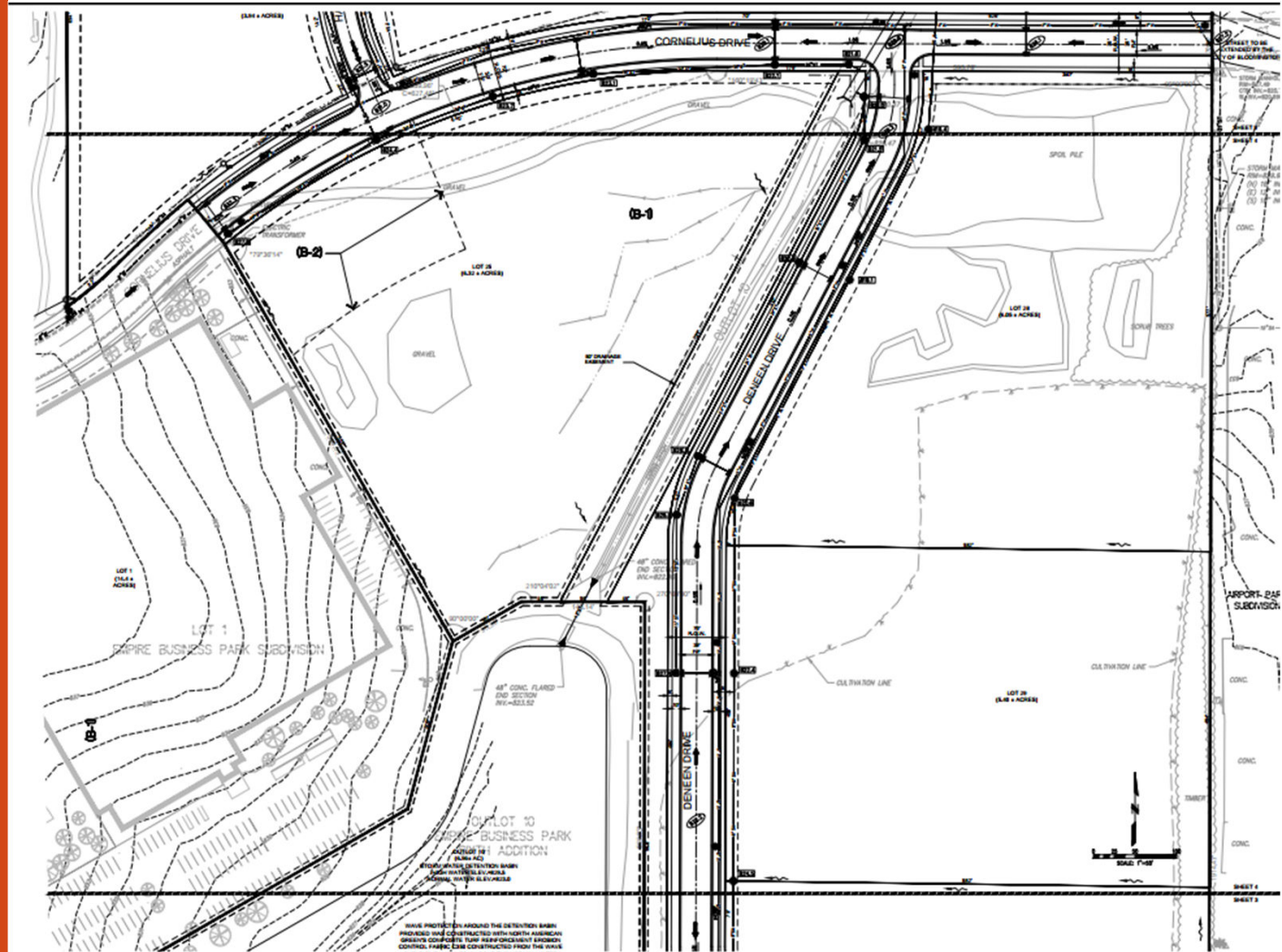
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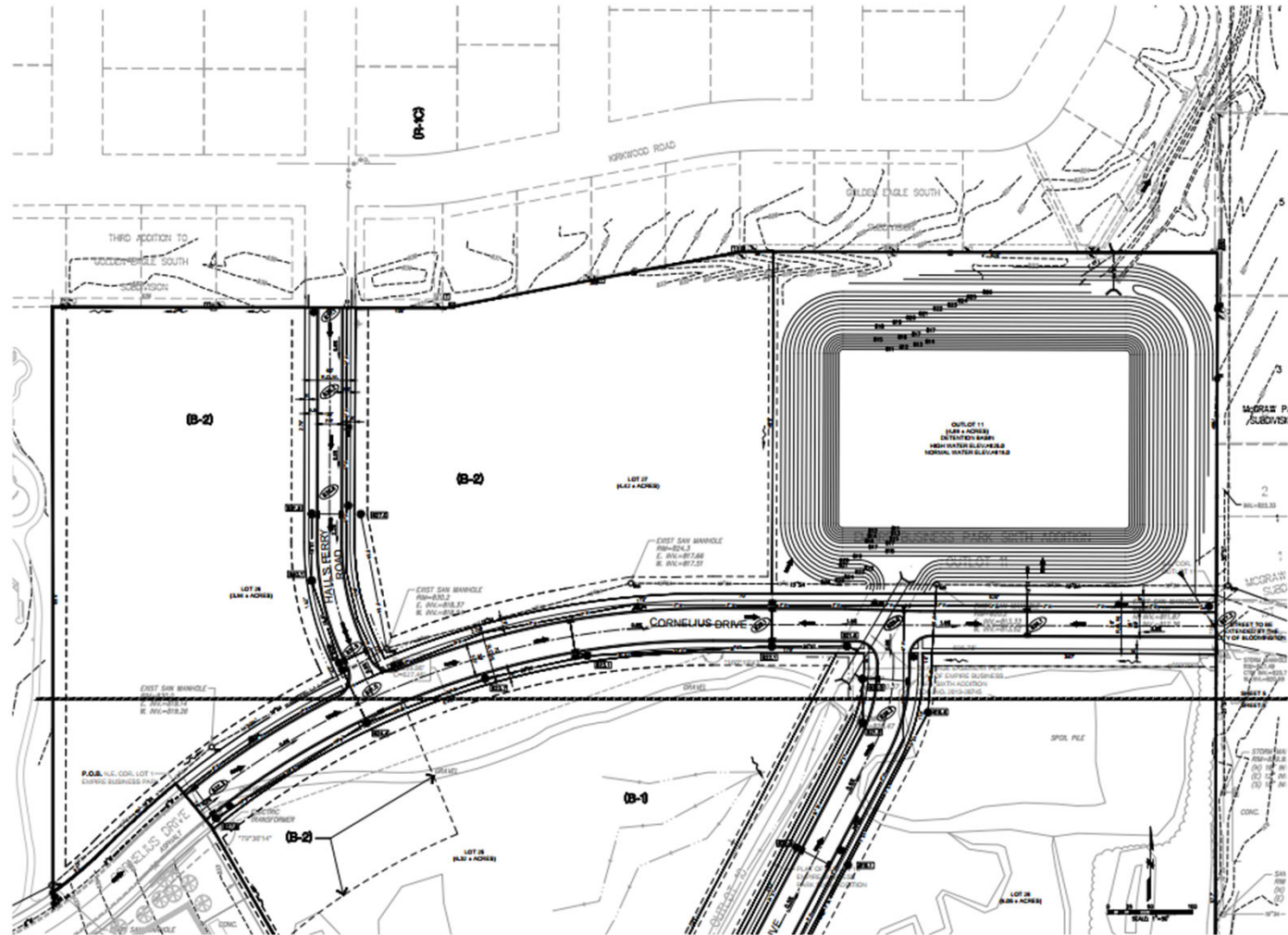
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Compliance with the 2035 Comprehensive Plan

The proposed Preliminary Plan contributes to:

- Goal ED-4. (Enhance the image of Bloomington as a business friendly community)
 - 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)
 - 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)
 - 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)
 - UEW-1.2c (Promote compact and orderly development of infrastructure consistent with the overall goals of this comprehensive plan).

Subdivision Principles of Planning

- A. Adequate vehicular and pedestrian access should be provided to all parcels.
- B. Local street systems should be designed to minimize through-traffic movements.
- C. Street patterns should minimize out-of-the-way vehicular traffic.
- D. Local street systems should be logical and comprehensible, and street names should be simple, consistent, understandable and not duplicative.
- E. Local circulation systems and land development patterns should not detract from the efficiency of arterial and collector streets.
- F. Elements in the local circulation system should not have to rely on extensive traffic regulation in order to function efficiently and safely.
- G. Traffic generators within residential areas should be considered in the local circulation pattern.
- H. Planning and construction of local streets should clearly indicate their function.
- I. The local street system should be designed for a relatively uniform low volume of street traffic.
- J. Local streets should be designed to discourage excessive speeds.
- K. Pedestrian-vehicular conflict points should be minimized.
- L. An optimum amount of space should be devoted to street uses.
- M. The arrangement of local streets should permit economical and practical patterns, shapes and sizes of development parcels.
- N. Local streets should be related to topography from the standpoint of both economics, drainage and amenities.
- O. Open space areas should be provided, commensurate with the projected population density of the development.
- P. Major elements of the street system may be used to help define and buffer different land use areas enhancing their identity and cohesiveness.
- Q. The street and pedestrian circulation pattern in a new residential subdivision shall be compatible with the Comprehensive Plan of the City of Bloomington.
- R. Subdivision layout should optimize the overall length of streets.
- S. Residential areas should be conveniently accessible from arterial and collector streets.
- 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.
- U. Driveway entrances should be minimized on arterial streets and, whenever possible, on collector streets in residentially zoned areas.
- V. Through-traffic on local residential streets should be avoided where practical.
- W. Lot layout in residential subdivisions should be designed to reduce the incidence of housing on arterial streets.
- 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.
- 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.
- Z. Cul-de-sac streets shall be limited in number to encourage more equal utilization of local streets.
- AA. More than one entrance to a subdivision shall be required where feasible.
- BB. Interconnection of adjoining residential subdivisions shall be required where feasible.

Layout and Design Requirements

- A. Subdivisions shall consist solely and exclusively of lots of record, outlots, easements, public right-of-way and public improvements.
- 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.
- 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.
- D. Outlots may not be used for buildings or parking lots.
- 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.
- 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.
- G. Boundaries of the subdivision shall be drawn to meet or exceed the required standards.
- H. In general, lots shall be as nearly rectangular in shape as practicable.



Staff Recommendation CASE PS-02-25

Staff finds that the standards for Preliminary Plans have been adequately addressed.

Recommended Actions:

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.



Next Meeting

January 7, 2026



Presentation to the Planning Commission of the City of Bloomington

December 3, 2025

I. Planning Commission Powers and Duties

A. §44-1702D(3) sets out the powers and duties of the Planning Commission. They are:

1. To conduct public hearings and submit reports and recommendations to the City Council on applications or proposals to amend the boundaries of the zoning districts created by this Code;
2. To conduct public hearings and submit reports and recommendations to the City Council on proposed amendments to the regulations imposed by this Code, that is, zoning text amendments;
3. To conduct public hearings and recommend approval or disapproval of preliminary plans for subdivisions and, if directed by the City Council, to report on final subdivision plats in the manner provided in Chapter 24 of the Bloomington City Code, 1960, as heretofore or hereafter amended;
4. To conduct public hearings and recommend approval or disapproval of preliminary development plans for planned unit developments and, if directed by the City Council, to report on final development plans in the manner provided in Article XV of this Zoning Ordinance and Chapter 24 of the Bloomington City Code, 1960, as heretofore or hereafter amended;
5. When required by this Code or the City Council to conduct public hearings and recommend approval or disapproval of site plans as required by provisions of this Code;
6. To recommend to the City Council amendments to this Zoning Code and Chapter 24 of the Bloomington City Code, 1960, as amended;
7. To conduct public hearings and make recommendations to the City Council on proposed annexations and annexation agreements;
8. To carry out and perform such additional duties as are assigned to them by the City Council.

B. Several of these functions require the Commission to conduct public hearings, to make findings of fact, and to make determinations based upon applying those findings of fact to the applicable standards set forth in the law.

C. Many of these functions require conducting hearings that form the basis for recommendations to be made to the City Council. These include recommendations regarding amendment of zoning districts (map amendments), zoning regulations (text amendments), annexation agreements, preliminary plans and site plans.

II. Public Hearings

A. Types of Hearings

1. Administrative:

Commission acts in a quasi-judicial capacity to adjudicate rights of interested parties. Interested parties can be the applicant, persons owning property adjacent to the subject property, the City, or others whose interests are materially affected by the matter being adjudicated;

2. Legislative:

Public provides input on creating or amending laws and policies. Tend to be less formal than administrative hearings and do not address a specific application;

B. The Commission primarily conducts administrative hearings. Administrative hearings require procedural due process.

III. Due Process

Due process = fairness

Due process requires notice and the opportunity to be heard.

A. Notice: a description of the subject of the hearing, as well as the time and place where it will be held.

B. The opportunity to be heard

The right to...

1. present evidence;
2. rebut adverse evidence;
3. cross examine witnesses (limited);
4. a neutral decisionmaker;
5. a decision based on evidence presented at the hearing;
6. a written decision with findings of fact applying the findings to the standards and setting forth the reasons for the decision.

IV. Common Issues with Due Process

A. Relevance of evidence

1. Only evidence relevant to the standards pertaining to the application should be considered by the Commission.
2. Potentially resolved by chair or commissioners encouraging presentation or discussion relevant to the standards at issue and discouraging introduction and discussion of evidence unrelated to the standards.

B. Ex Parte Communication

1. Ex parte communication is off the record communication between one party and the decisionmaker (Commissioner);

2. Potential problems with site visits:
 - i. May involve ex parte communication
 - ii. Can negatively impact appearance of neutrality
 - iii. May provide information not in the record
3. Ex parte communication issues may potentially be resolved by
 - i. Discouraging ex parte communication
 - ii. Getting evidence or statements on the record

C. Conflicts of Interest (2 Kinds)

1. Direct financial or other material interest
2. Substantial connection to the case that interferes with neutral decision making
3. Potentially resolved through recusal

V. Hearing Procedures

A. Introduction:

Chair announces the item that will be the subject of the hearing and briefly describes procedure

B. Staff Report:

Staff provides background on the application, lists the applicable standards and may or may not recommend findings and a determination

C. Presentation of evidence:

1. Chair announces opening of public hearing;
2. Testimony and evidence may be provided by interested parties and the public;
3. Commissioners are allowed to ask questions to elicit evidence related to the standards; best practice for members to refrain from expressing opinions or commenting on the evidence until the Commission deliberation section of the meeting;
4. Presentation of evidence from the applicant and those in support of the application;
5. Presentation of evidence from those opposed to the application, or who have questions about it;
6. Interested parties have a limited right to ask questions of the applicant and witnesses from other interested parties; it is often best for the questions to be directed to the Chair and then asked by the Chair to the party being questioned in order to reduce the likelihood of confrontational or disorderly situations;
7. An opportunity for the applicant to rebut evidence presented in opposition to the application;
8. Chair announces close of the evidentiary portion of the hearing.

D. Discussion of the evidence and relevant standards by the Commission (This can be done either after a motion has been made or prior to the making of a motion).

E. The adoption of findings of fact and a decision on the application based upon the findings and relevant standards.

VI. Questions

If you have further questions, don't hesitate to contact the Legal Department at legal@cityblm.org or 309-434-2213.

George D. Boyle
Assistant Corporation Counsel



Regular Agenda Item No. 5.A.

For Planning Commission: January 7, 2026

Ward Impacted: Ward 3

Subject: PS-02-25 - Additional 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.

On December 3, 2025, the Planning Commission held a public hearing on the request, and voted 7-0 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 to City Council. Due to a delay in the delivery of some courtesy notices, a second public hearing has been scheduled to ensure sufficient public participation has been allowed.

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. Notice of the additional public hearing was published in The Pantagraph on December 16, 2025. On December 17, 2025, courtesy notices were mailed to 130 unique property owners within 500 feet of the subject property for the second hearing.

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 (12.5.25)

TO: Planning Commission

FROM: Development Services Department

DATE: ~~December 3, 2025~~ January 7, 2026

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.

BACKGROUND

Request

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.

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 11th Addition (Ord. No. 2020-10). The 12th and 13th Additions were platted via Ord. No. 2022-57 and Ord. No. 2022-58; the 14th Addition was platted via Ord. No. 2023-062.

On December 3, 2025, the Planning Commission held a public hearing on the request, and voted 7-0 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 to City Council. Due to a delay in the delivery of some courtesy notices, an additional public hearing was scheduled. At the request of staff, minor corrections to the Plan have been made since the original case was presented; these do not substantially change any items that are the purview of Planning Commission.

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). Notice of the additional public hearing was published in The Pantagraph on December 16, 2025. On December 17, 2025, courtesy notices were mailed to 130 unique property owners within 500 feet of the subject property for the second hearing.

Surrounding Zoning and Land Uses

Zoning		Land Use(s)
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 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):

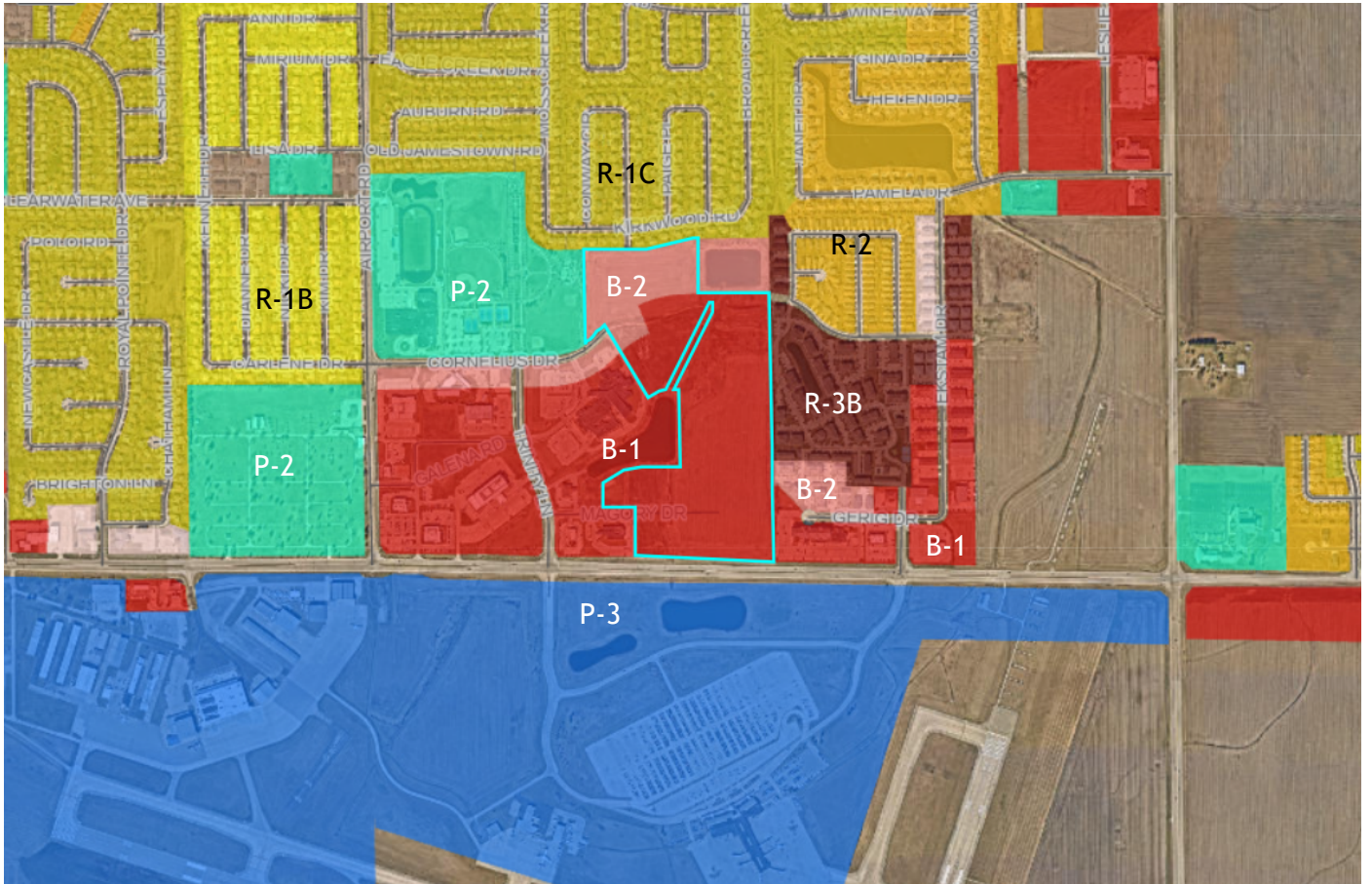
Motion to establish findings of fact that ***the Preliminary Plan does conform*** with the standards of the Subdivision Code, Zoning Code, and the Official Comprehensive Plan, and to ***recommend approval*** of the request.

Respectfully submitted, Alissa
Pemberton
Planning Manager

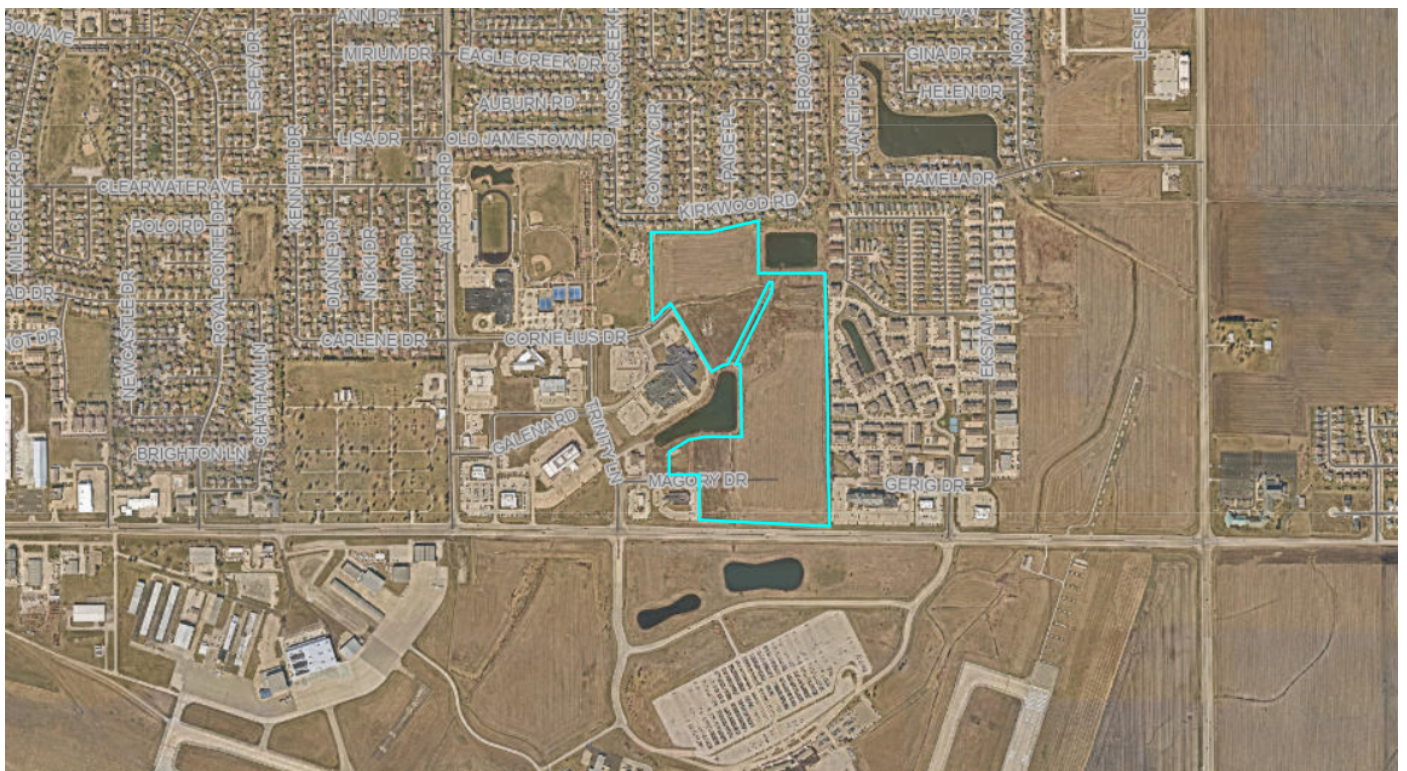
Attachments:

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, dated 12.5.25

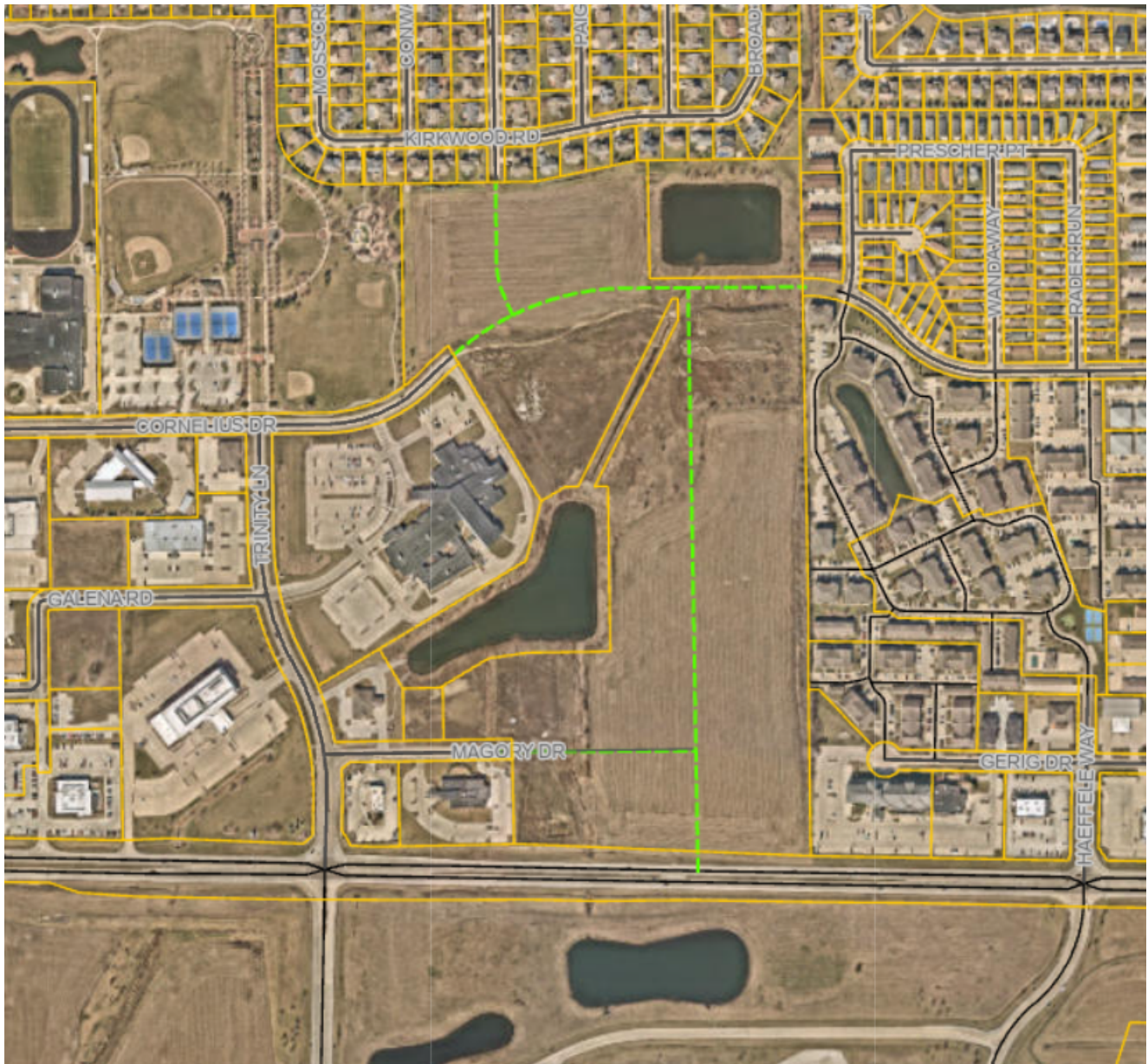
Attachment 1 - Zoning Map



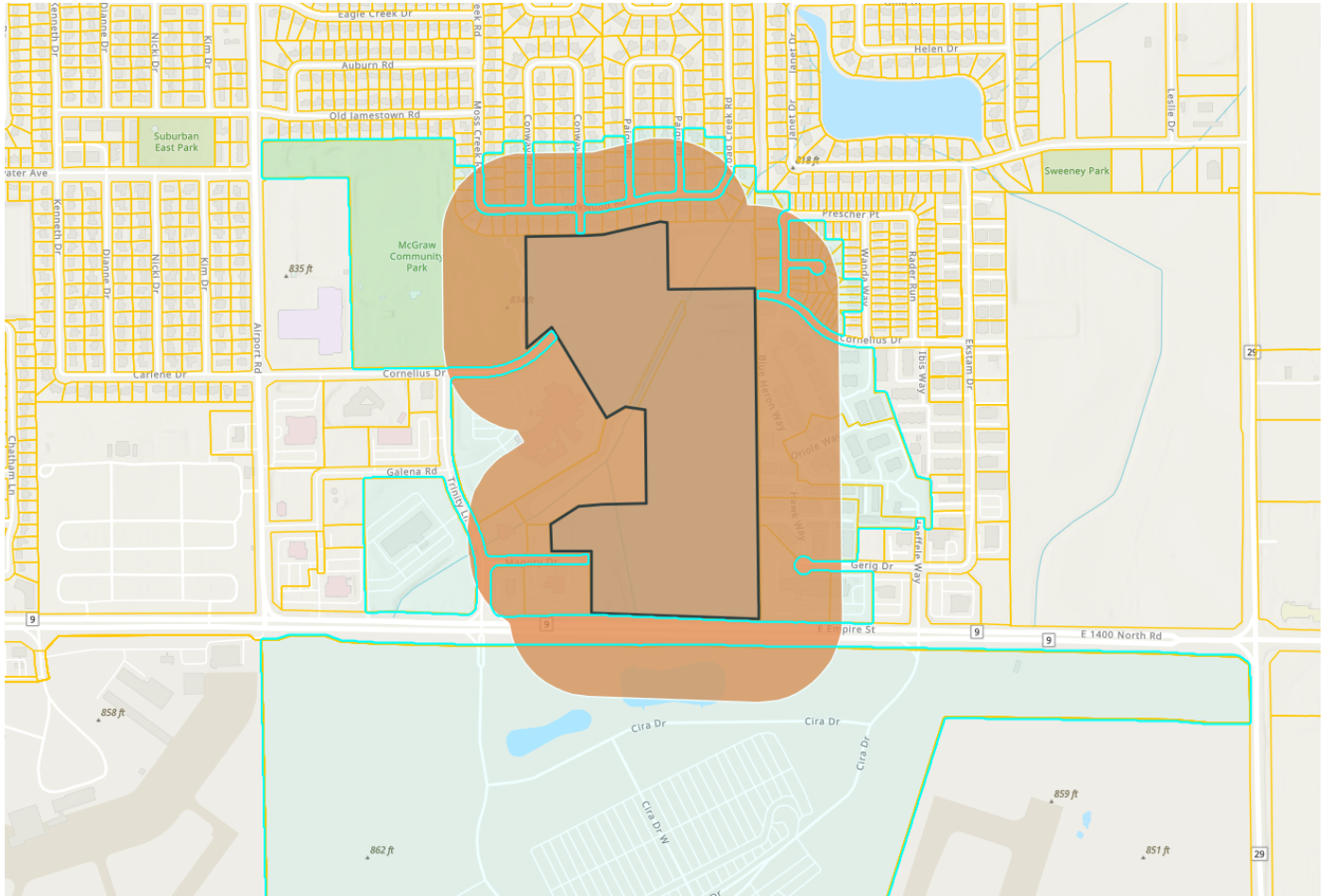
Attachment 2 - Aerial Image



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



Attachment 4 - Neighborhood Notice Map





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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: 12/05/2025

DESIGNED: CNF

DRAWN: AEO

REVIEWED: CNF

FIELD BOOK NO.: BMI 3163

SHEET TITLE:

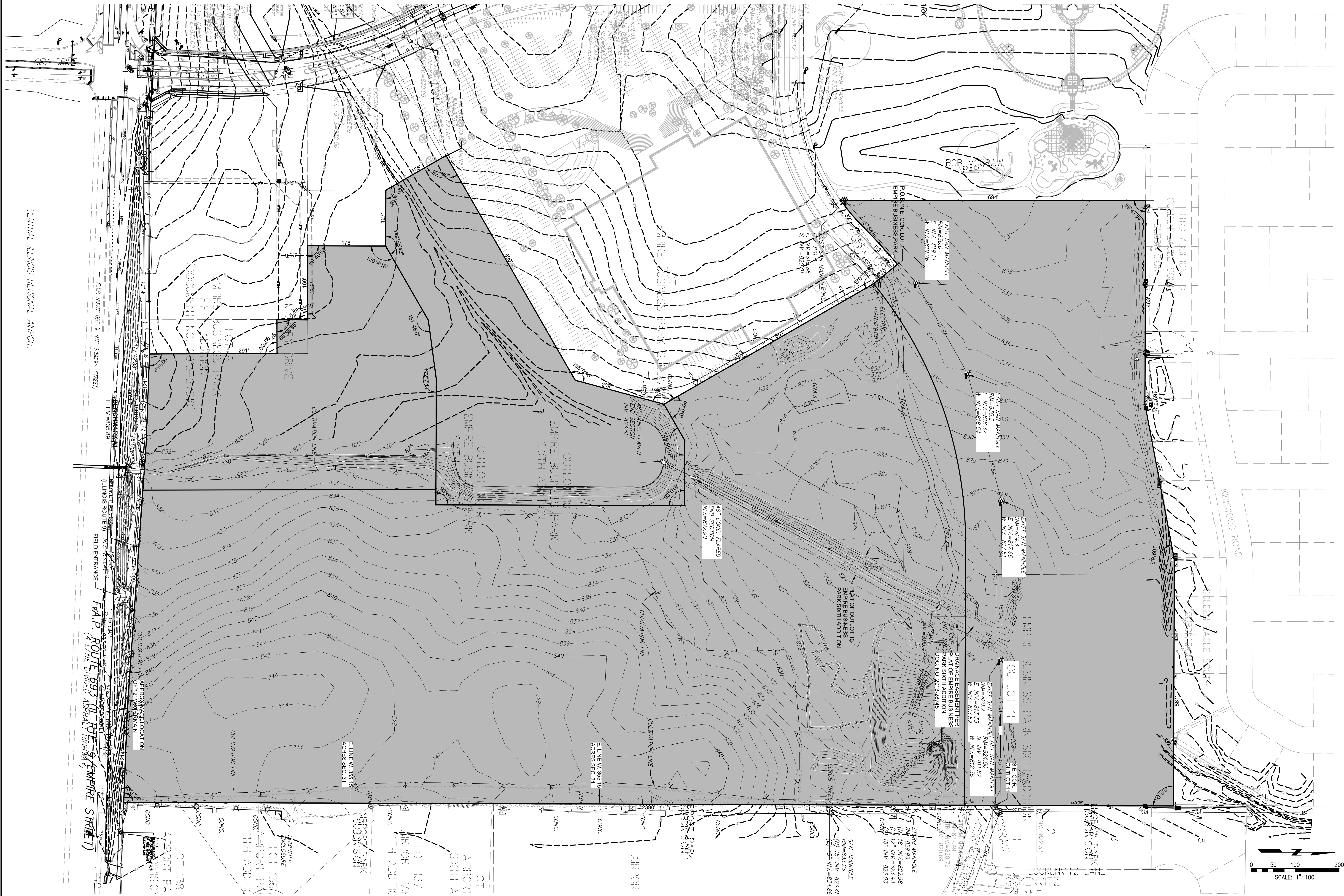
EXISTING INFORMATION

SHEET NUMBER:

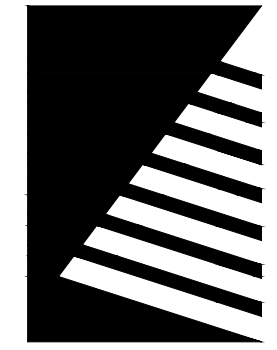
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OF 6

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: 12/05/2025

DESIGNED: CNF

DRAWN: AEO

REVIEWED: CNF

FIELD BOOK NO.: BMI 3163

SHEET TITLE:

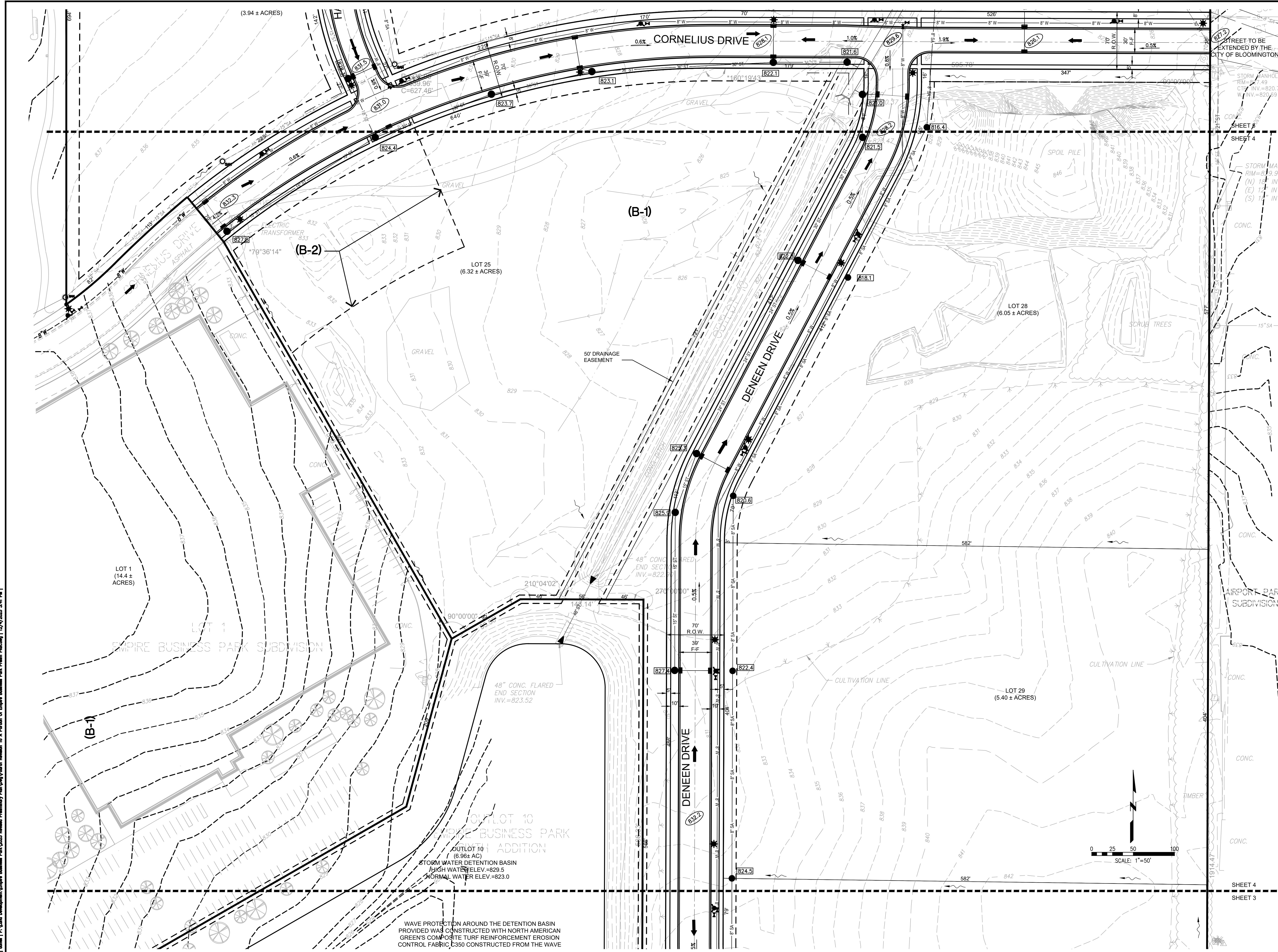
**PRELIMINARY PLAN -
CENTER**

SHEET NUMBER:

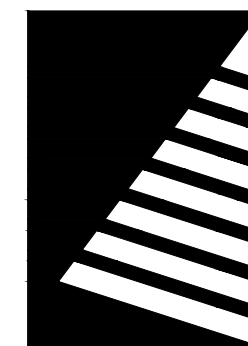
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OF 6

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: 12/05/2025

DESIGNED: CNF

DRAWN: AEO

REVIEWED: CNF

FIELD BOOK NO.: BMI 3163

SHEET TITLE:

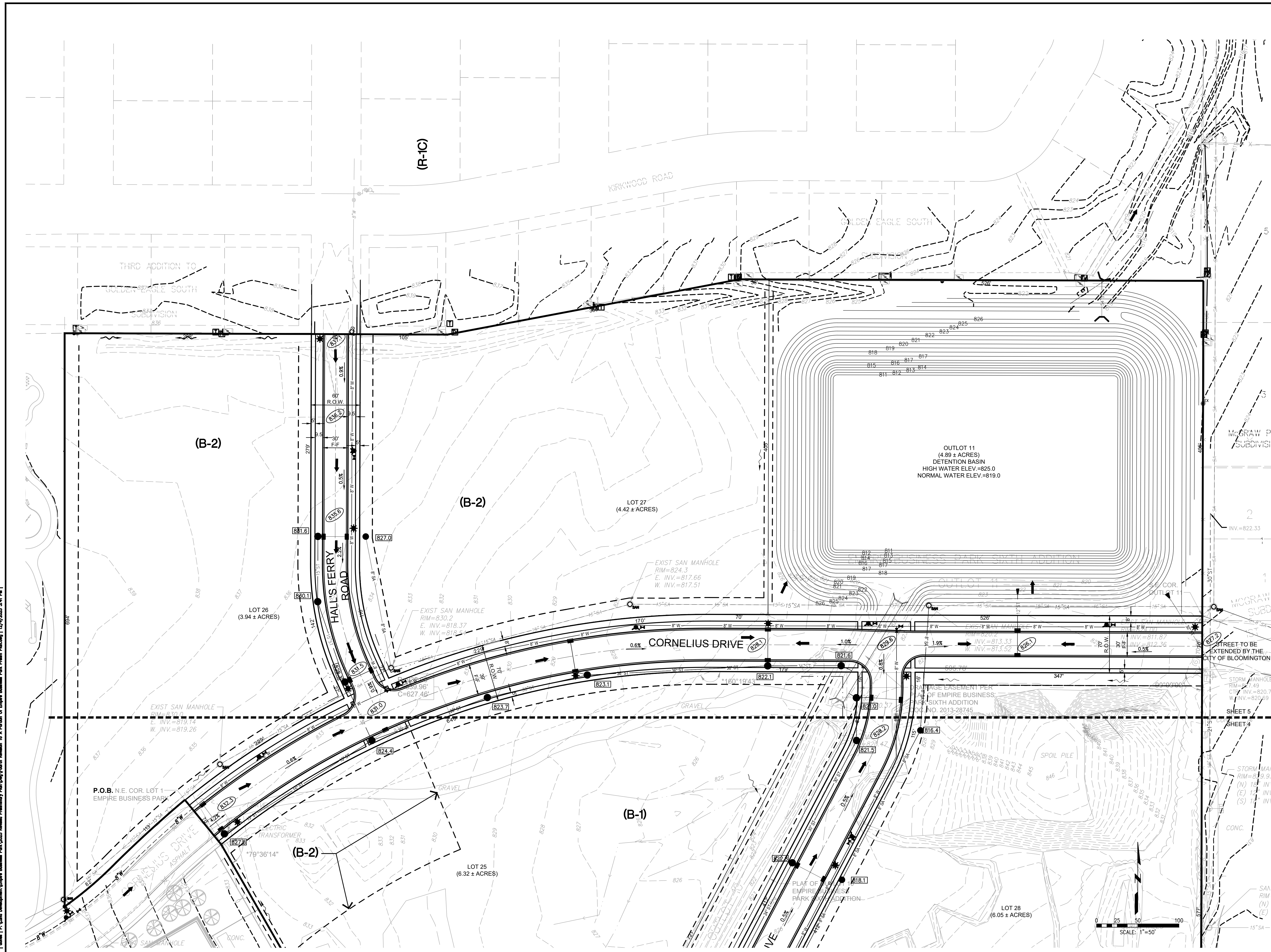
PRELIMINARY PLAN - NORTH

SHEET NUMBER:

6

OF 6

PROJECT NO.:



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Regular Agenda Item No. 5.B.

For Planning Commission: January 7, 2026

Ward Impacted: Ward 2

Subject: Z-01-26 - Public hearing, review, and action on a request submitted by Beich III, LLC, for the approval of a **Zoning Map Amendment** from the R-1H (Single-Family Manufactured Home Residence) District to the R-3A (Multiple-Family Residence) District, for the property located at 2805 Beich Road, PIN 21-19-326-010., as requested by the Development Services Department.

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

Strategic Plan:

Goal 4. Strong Neighborhoods

Objective 4f. Residents increasingly sharing/taking responsibility for their homes and neighborhoods

Goal 5. Great Place - Livable, Sustainable City

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

Background: The Applicant is requesting approval of a Zoning Map Amendment for the subject property from R-1H (Single-Family Manufactured Home Residence) District to R-3A (Multiple-Family Residence) District. According to aerial photos, the property was used for agriculture through the 1990s, and has since been undeveloped. The Applicant wants to change the zoning of the subject property to expand the opportunities available to develop the site with single-family detached and single-family attached housing. City water, sewer, and a public roadway are adjacent to the site.

Community Groups/Interested Persons Contacted: The application was filed in conformance with applicable procedural and public notice requirements. Notice was published in *The Pantagraph* on Friday, December 12, 2025. Courtesy notices were mailed on the same date to 50 property owners within 500 feet of the property.

Financial Impact: None.

Attachments:

1. Z-01-26 - Staff Report - 2805 Beich Rd
2. Z-01-26 - Staff Report - Attachment 7

TO: Planning Commission

FROM: Development Services Department

DATE: January 7, 2026

CASE NO: Z-01-26, Zoning Map Amendment

REQUEST: Public hearing, review, and action on a request submitted by Beich III, LLC, for the approval of a Zoning Map Amendment from the R-1H (Single-Family Manufactured Home Residence) District to the R-3A (Multiple-Family Residence) District, for the property located at 2805 Beich Road, PIN 21-19-326-010.

BACKGROUND

Request

The Applicant is requesting approval of a Zoning Map Amendment for the subject property from the R-1H (Single-Family Manufactured Home Residence) District to the R-3A (Multiple-Family Residence) District. According to aerial photos, the property was used for agriculture through the 1990s and has remained inactive and undeveloped since. The Applicant wants to change zoning of the property to expand the structure types available to facilitate development of the site with “Single-Family Detached” and “Single-Family Attached” housing.

Notice

The application was filed in conformance with applicable procedural and public notice requirements. Notice was published in *The Pantagraph* on Friday, December 12, 2025. Courtesy notices were mailed on the same date to 50 property owners within 500 feet of the property.

Property Characteristics

The property is approximately 15 acres located between the Union Pacific Railroad and Beich Road, south of the I-55 / I-74 interchange at the southwest edge of the city. Vehicle access would be via a new curb cut along Beich Road. The property was brought into the City as R-4 in 1999 as part of a larger annexation. In 2004, it was rezoned to R-1H (Ord No. 2004-03). Neighboring properties are zoned for residential or public uses.

Surrounding Zoning and Land Uses

	Zoning	Land Use(s)
North	R-1C (Single-Family Residence) District	Single-Family Residential
South	R-4 (Manufactured Home Park) District	Manufactured Home Park (Unplatted Single-Family Residential)
East	County A (Agriculture) District	ROW/Transportation Corridor/Agriculture
West	County A (Agriculture) District & City P-2 (Public Lands & Institutions) District	RR ROW/Agriculture & Stormwater Management

ANALYSIS

Comparison of Existing and Proposed Districts

Existing Zoning: R-1H Single-Family Manufactured Home Residence District.

The R-1H Single-Family Manufactured Home Residence District is intended to allow primarily for

the establishment of a manufactured home subdivision wherein individual lots are provided for ownership. Densities of approximately eight dwelling units per acre are allowed. Manufactured homes are to be placed on permanent foundations (§ 44-401D).

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

The R-3A Residence District is intended to facilitate the development of residential districts for primarily multiple-family dwelling units which may generally serve as a zone of transition between nonresidential districts and residential districts of more moderate density. This district is further intended to provide for the needs of persons desiring multiple-family dwelling units at densities from 12 to 29 dwelling units per acre (§ 44-401F).

Compliance with the Comprehensive Plan

Zoning Map Amendment requests should be consistent with the Comprehensive Plan. The 2035 Comprehensive Plan's Future Land Use Map identifies this area as "Future Residential," most likely because of a previous attempt to develop the property as a manufactured home subdivision. It is identified in the Built Areas Map as "Medium Density Residential" for the same reason. It is not identified in the Land Use Priorities Map.

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

- Goal H-1 (Ensure the availability of safe, attractive, and high-quality housing stock to meet the needs of all current and future residents of Bloomington)
 - 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)
- Goal UEW-1 (Provide quality public infrastructure within the City to protect public health, safety and the environment)
 - Objective UEW-1.2 (Expand City's infrastructure, as needed, while supporting the overall goal of compact growth and vibrant urban core).

STANDARDS FOR REVIEW FOR ZONING MAP AMENDMENTS

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

Request for Zoning Map Amendment to R-3A

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

The Applicant states: "The property is currently zoned R-1H which allows single-family manufactured homes on individual lots: this is one of the very few areas in Bloomington that has this zoning. It is a very limited zoning [classification] which would require the use of manufactured homes which we feel have a limited market in the area."

Staff agree that the existing R-1H zoning may be restrictive, permitting only single-family homes, manufactured homes, and agency-supervised homes by right, and allowing two-family homes and group homes for parolees only as special uses. The argument that elimination of one of the permitted uses (Manufactured Homes) due to market conditions makes the current zoning inappropriate is a stretch. However, staff also finds that the District itself indicates an outdated view of how structure and use are related. The financial feasibility of constructing detached single-family homes on the lots required by the R-1H District – which are the same as those required in the R-1C District – is also low, since the permission has existed for more than 20 years without implementation. It is likely that

the unique ownership structure of the property to the south has made development of this particular property less desirable for platted, detached single-family homes of the same character as the existing neighborhood to the north. **Standard is met.**

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

The Applicant states: “This parcel was created in 2009 and has been vacant ever since. The other residential developments in the area are nearly completed but this lot remains vacant.”

Staff agree the property has never been developed; it was farmed into the 1990s. Lands to the north, south, and far south had begun to develop into residences by 2005. Lands further north were developed as residential and industrial by 2018, with additional expansion of the industrial development in recent years. Lands along the west side of the railroad have been developing residentially.

There are only two other properties zoned R-1H in the city; Prairie Place PUD, at Beich Road & Geranium Avenue, and along Geneva Court (southeast of the intersection of Hamilton Rd. and S. Main St.) Only ten other properties zoned R-4 (Manufactured Home Park) District currently exist. This may indicate a lack of market demand for these housing types, or a complexity in the ownership structure that makes them more complicated to produce; this may account for the property’s long vacancy. **Standard is met.**

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

The Applicant states: “The only use as zoned is for single-family manufactured homes. We feel that is a very small market in the area which has led to it remaining vacant for as long as it has. The property has been available for sale since 2009 and with little interest for purchase and development with the current R-1H zoning.”

Staff believe the subject property would be appropriate for most uses permitted in the proposed R-3A District due to existing accessibility to public road and bicycle networks, availability of public water, and proximity of sanitary sewer and storm sewer that could be extended to the property. **Standard is met.**

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

The Applicant states: “The proposed zoning of R-3A is a residential zoning similar to what it is zoned now, but will be less restrictive as to the type of residences that can be built. The R-3A zoning will allow houses to be built that are similar to those directly to the north, as well as just south of the property.”

Staff agree, noting that the property is directly bounded by residentially-zoned property to the north and south that has all been developed with platted single-family homes (north) and un-platted single-family homes (AKA a Mobile Home Park) to the south. Other neighboring land uses do not directly interact due to the significance of the transportation corridors surrounding the Beich Road peninsula. Land to the far west has been developed with a mix of single-family and two-family homes, while land at the north end of Beich Road has been developed with a large Multiple-Family dwelling complex. **Standard is met.**

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

The Applicant states: "The City of Bloomington is in need of workforce housing, and by changing this [property's] zoning to R-3A, it will allow 110 to 120 residential homes to be provided to the area. This will also allow the existing owner to use land that they have had in their portfolio for over 15 years."

Staff believe that both the Owner and the public would benefit from the proposed rezoning. The Owner would finally be able to make effective use of property they have been unable to develop for many years. Regarding the public benefit, zoning that is more conducive to desirable types of development could result in active use of the property, which would be more likely to positively impact the surrounding area than the current vacant state of the property, and should also result in the completion and appropriate maintenance of the stormwater basin to the south. Development of additional residential units may also provide sufficient residential density to improve public service availability for the Beich Rd peninsula.

From the perspective of hardship, if the request is not granted, the Owner would likely experience continued lack of economic gain from the property, which may lead to reduced maintenance of the property. Regarding the potential public hardship, not granting the request would result in continued inactivity of the property, with a possibility of a future reduction of maintenance. It could also result in future development as any of the R-1H uses, including as a manufactured home park, which may be less desirable to some members of the public. **Standard is met.**

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

The Applicant states: "This property is adjacent to a major roadway that will adequately handle the additional traffic."

Staff agree that the existing street network adequately serves the subject property. Vehicle access would be provided via a new curb cut along Beich Road, which is classified as a Minor Arterial. This connection would be reviewed and confirmed by the City's Traffic Engineer prior to any construction. **Standard is met.**

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

The Applicant states: "This zoning change and the associated development will not have any negative effect on drainage patterns."

Staff agree that there are no identified flood zones on or near the subject property. Stormwater management on the subject property would continue to be managed according to the City's Manual of Practice. Drainage patterns are not expected to change significantly. **Standard is met**

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

The Applicant states: "Being that this location is surrounded by other residential developments there should be no issue with access to adequate services."

Staff agree that an adequate road network and public services are already available to the property. The Applicant would need to ensure that water and sewer items are updated and meet current code requirements for any eventual use. **Standard is met.**

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

The Applicant states: “The current zoning is so restrictive that there is no desire to develop it as currently zoned which diminishes the value significantly.”

Staff agree that property values are unlikely to be diminished by the Zoning Map Amendment, and that future development of the property with uses appropriate for the R-3A District should not negatively impact property values in the neighborhood. **Standard is met.**

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

See prior item “Compliance with the Comprehensive Plan” in this report, which states that this property is designated for future, medium-density residential development. Staff believe that developing the property with Single-Family Attached and/or Detached homes would fully align with the Housing goals of the Comprehensive Plan. **Standard is met.**

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

The Applicant states: “The city needs more workforce housing and the type of housing built in R-3A should meet the need for a growing workforce.”

Staff agree, noting that multiple studies have identified the need for additional housing options in the city. The proposed zoning would permit the further development of a diverse range of housing options designed for owner-occupancy, including platted Single-Family Attached (Townhome) and Detached homes.

STAFF RECOMMENDATION

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

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

Respectfully submitted,
Marcus Ricci, AICP
Planner III

Attachments:

1. Zoning Map
2. Aerial Image
3. Street View
4. Utilities Map
5. Neighborhood notice map
6. Comprehensive Plan: Built Areas; Future Land Use Planning
7. Application for Zoning Map Amendment (separate document)

Attachment 1: Zoning Map



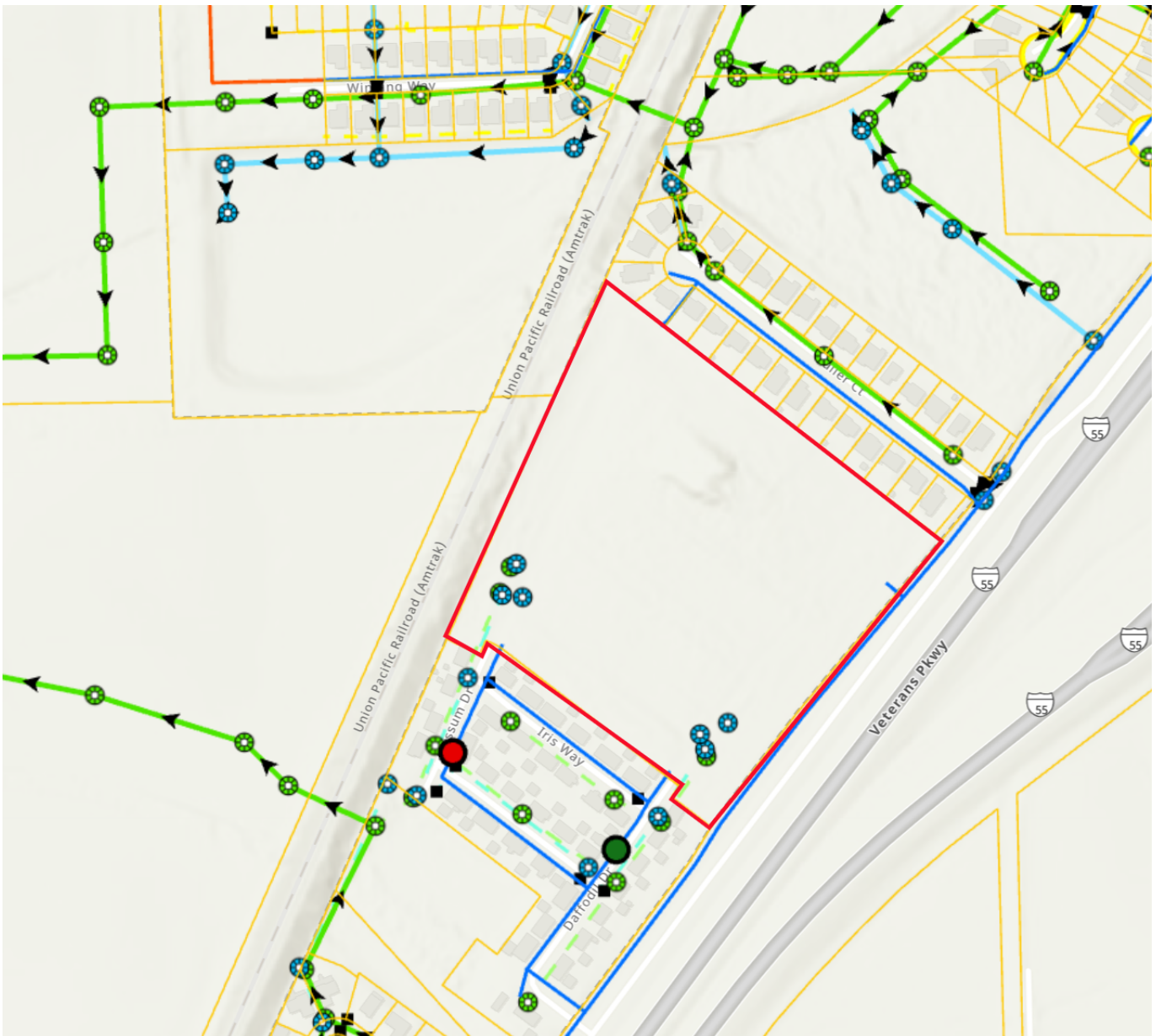
Attachment 2: Aerial Image



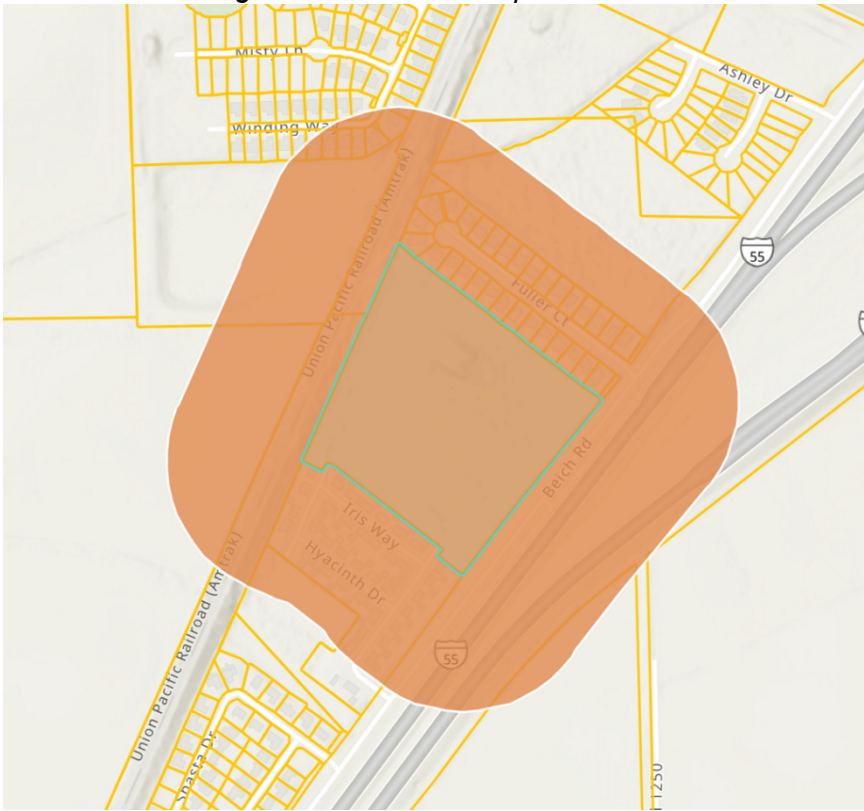
Attachment 3: Street View



Attachment 4: Utilities Map



Attachment 5: Neighborhood Notice Map

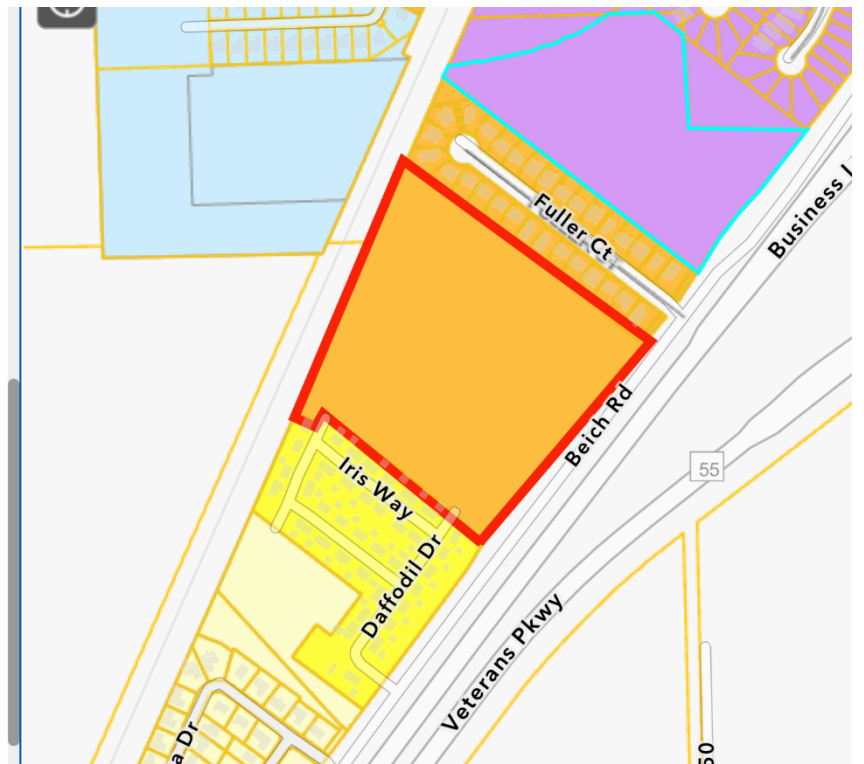


**Attachment 6: Comprehensive Plan:
A. Built Areas**








Built Areas

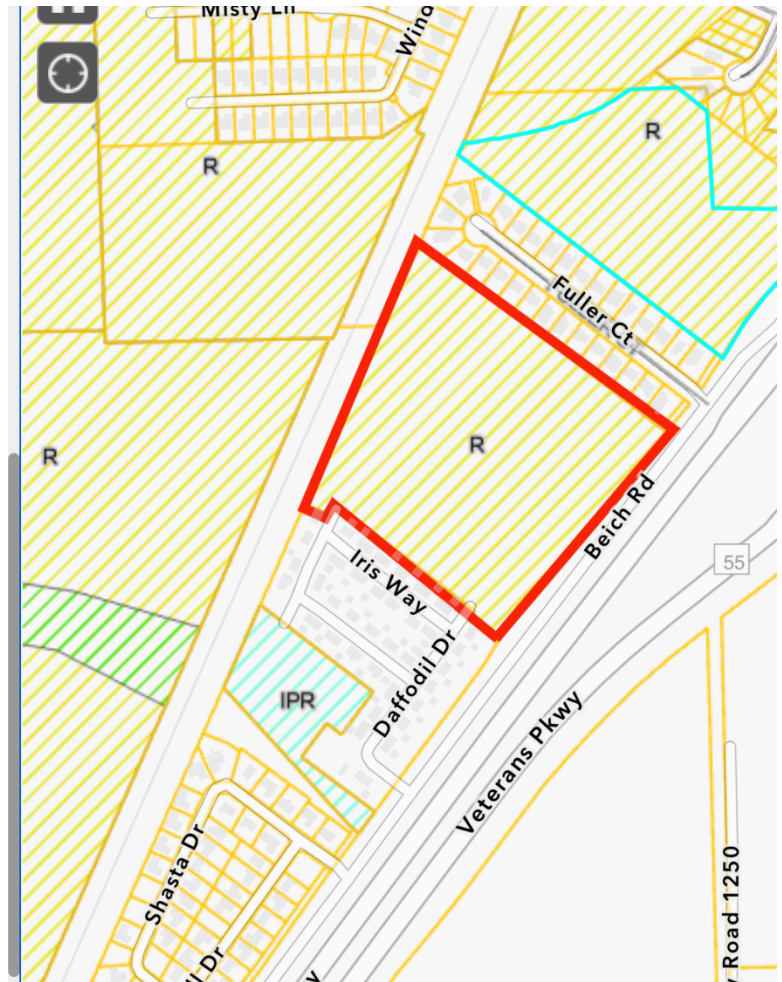
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Special Residential Activities
- Mixed Use
- Neighborhood Commercial
- Regional Commercial
- Institutional
- Conservation
- Employment Centers
- Parks & Recreational Space
- Transportation

Land Use Priorities



B. Future Land Use Planning

- Future Land Use Planning ...
- General Growth Areas ...
- Future Area 1 without Hershey RR Crossing ...
- Future Area 1 with Hershey RR Crossing ...
- Future Area 2 without Hershey RR Crossing ...
- Future Area 2 with Hershey RR Crossing ...
- Proposed Future Land Use Working ...
 -  Future Commercial/Retail
 -  Future Industrial/Employment Center
 -  Future Institutional/Public/Recreation
 -  Future Mixed Use
 -  Open Space or Undeveloped
 -  Future Residential
 -  Future Planning - See Inset
- Future Land Use Comp Plan Figures ...





Planning Zoning General Application
Development Services Department

Submitted On:
Nov 25, 2025, 03:45PM EST

Request Information

Application Type (Select All That Apply)	Zoning Map Amendment
Brief Project Description and Justification	Rezoning of the approximate 15.1 acres from R1H to R3A. The reason for the zoning change is to accomodate the development of between 110 - 120 single family residential units. The new development will be a mix of single family homes on narrow lots, along with 4 unit townhouse building. The zoning change is not to allow for more density but is to allow for narrower lots and smaller side yards.
Has this project already been discussed with the Planning Division, or been reviewed by the Project Review Group?	Yes

Property Information

Common Address of the Property Involved	Beich Road, Bloomington
Parcel Identification Number(s) (PINs)	21-19-326-010
Legal Description	Lot 2, Prairie Place North
Is this property subject to any Home Owners' Association, Restrictive Covenants, or other deed restrictions?	No
Does this property or business hold any licenses from the City? Ex: liquor or video game licenses	No

Contact & Ownership Information

Applicant Information

Applicant Full Name	First Name: Mark Last Name: Fetzer
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Attachment 7: Application for Zoning Map Amendment

Applicant Title or Business (Optional)	Beich III, LLC
Applicant Contact Information	[REDACTED]
Applicant Full Address	Street Address: [REDACTED] City: Bloomington State: IL Zip: 61704
Is this property owned by the applicant?	Yes

Additional Parties (Optional)

Party 1	
Party 1 Contact Information	
Party 2	
Party 2 Contact Information	
Party 3	
Party 3 Contact Information	

Property Characteristics

Current Use of Property	Vacant Land
Proposed Use of Property	Residential Development
Notes	This property will developed for residential use. Looking to do a combination of small single family homes as well as 4-unit townhouse buildings.
Current Zoning	A (Agricultural) District
Does this Property have a Zoning Overlay?	No

Application Request

What (if any) alternatives have been considered or pursued before applying for this request?	Development as per zoned was explored but the cost would be too high to make it feasible. Furthermore, with requiring manufactured houses in the current zoning, we do not feel that the market would receive those as well as single family homes.
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Zoning Map Amendment (Rezoning)

Proposed Zoning	R3-A (Multiple-Family Residence) District
------------------------	---

Attachment 7: Application for Zoning Map Amendment

<p>Discuss the suitability of the subject property for uses authorized by the existing zoning.</p>	<p>The property is currently zone R1H which allows single family manufactured homes on individual lots. This is one of the very few areas in Bloomington that has this zoning. It is a very limited zoning which would require the use of manufactured homes which we feel have a limited market in the area.</p>
<p>How long has this property remained vacant, as zoned, considered in the context of land development in the area?</p>	<p>This parcel was created in 2009 and has been vacant ever since. The other residential developments in the area are nearly completed but this lot remains vacant.</p>
<p>Discuss the suitability of the subject property for uses authorized by the proposed zoning.</p>	<p>The only use as zoned is for single family manufactured homes. We feel that is a very small market in the are which has led to it remaining vacant for as long as it has. The property has been available for sale since 2009 and with little interest for purchase and development with the current R1H zoning.</p>
<p>Discuss the suitability of the proposed zoning, as related to the existing land uses and zoning of nearby property.</p>	<p>The proposed zoning of R3A is a residential zoning similar to what it is zoned now, but will be less restrictive as to the type of residences that can be built. The R3A zoning will allow houses to be built that are similar to those directly to the north, as well as just south of the property.</p>
<p>Discuss the 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.</p>	<p>The City of Bloomington is in need of workforce housing, and by changing this zoning to R3A it will allow 110 – 120 residential homes to be provided to the area. This will also allow the existing owner to use land that they have had in their portfolio for over 15 years.</p>
<p>Discuss 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.</p>	<p>This property is adjacent to a major roadway that will adequately handle the additional traffic.</p>
<p>Discuss 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.</p>	<p>This zoning change and the associated development will not have any negative effect on drainage patterns.</p>
<p>Discuss 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</p>	<p>Being that this location is surrounded by other residential developments there should be no issue with access to adequate services.</p>

Attachment 7: Application for Zoning Map Amendment

uses permitted in the proposed zoning classification.	
Discuss the extent to which property values are diminished by the restrictions of the proposed zoning.	The current zoning is so restrictive that there is no desire to develop it as currently zoned which diminishes the value significantly.
Discuss whether a Comprehensive Plan for land use and development exists, and whether the amendment is in harmony with it.	?
Discuss whether the City needs more of the types of uses allowed in the proposed District.	The city needs more workforce housing and the type of housing built in R3A should meet the need for a growing workforce.

General

Full-Sized, Legible Site Plan

Prairie Place Beich 15 Acres.pdf

Application-Specific Requirements

Signature Data

First Name: Mark

Last Name: Fetzer

Email Address: [REDACTED]



Signed at: November 25, 2025 3:45pm America/New_York

Attachment 7: Application for Zoning Map Amendment

dotloop signature verification: dotloop.us/0kWj-1j9u-fllC

December 4, 2025

City of Bloomington
115 E Washington
Bloomington, IL 61701

RE: Authorization to Apply for Zoning Map Amendment – Lot 2 Prairie Place North

Beich III, LLC is the owner of approximately 15.1 acres of land on Beich Road in Bloomington, IL. This letter serves as formal authorization for Mark Fetzer to act on behalf of Beich III, LLC for the sole purpose of preparing, submitting, and pursuing an application for a Zoning Map Amendment affecting the above-referenced property.

Mark Fetzer is authorized to sign and submit all related documents and to communicate with the applicable municipality or regulatory agencies as needed in connection with this application.

This authorization remains in effect until the zoning application process is complete or until revoked in writing by the undersigned.


Sincerely,

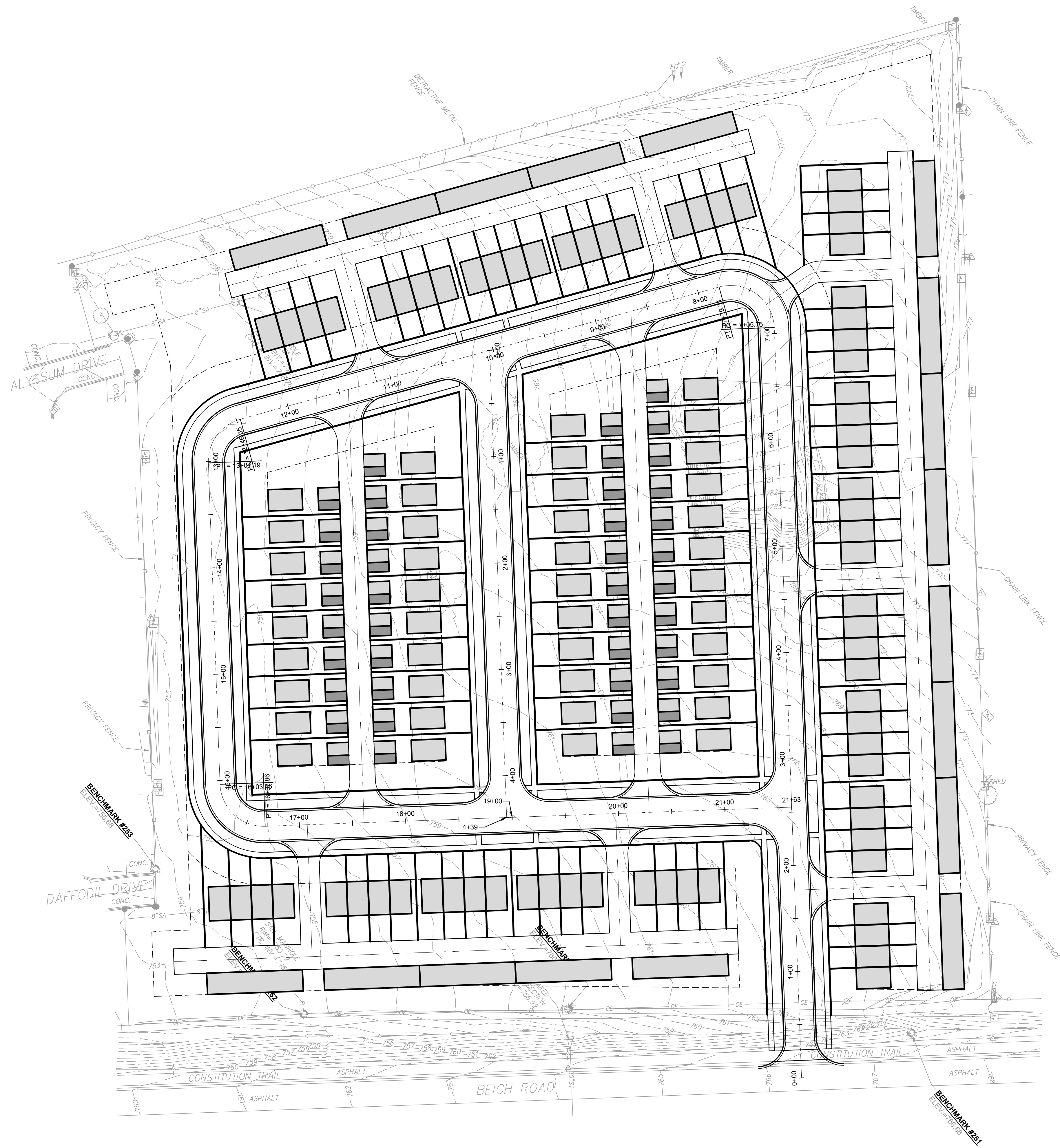
Beich III, LLC
By its Managers:

Stark Management, LLC

By:  dotloop verified
12/05/25 8:45 AM CST
GWSJ-WTVY-LDCY-ZZQQ

BMI Property Management, LLC

By:  dotloop verified
12/05/25 8:51 AM CST
SBED-MDRE-DUMU-9OTO



I:\2025\02502154.001 - Prairie Place\Site Drawings\DWG\C1.0.dwg | 12/27/2025 8:54 AM

1 PRELIMINARY LAYOUT
SCALE: 1"= 50'



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 Layout
NOT FOR CONSTRUCTION

PROJECT:
Core 3

Prairie Place

Beich Road, Bloomington IL

DATE: 11/26/2025
DESIGNED: AEO
DRAWN: AEO
REVIEWED: CME
FIELD BOOK NO.:

SHEET TITLE:
PRELIMINARY LAYOUT

SHEET NUMBER:

C1.0

PROJECT NO.: 02502154.001