



Planning Commission - Regular Session Agenda
Community Room 1, 2nd Floor, Bloomington Public Library
205 E. Olive St., Bloomington, IL 61701
Wednesday, February 4, 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 January 14, 2026, special meeting of the Bloomington Planning Commission, as requested by the Development Services Department.** (Recommended Motion: The proposed Minutes be approved.)

5. Regular Agenda

- A. **Z-03-26 - 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 creation of an approval process for historic-related signage on City property or right-of-way, as requested by the Development Services Department.** (Recommended Motion: Motion to establish findings of fact that the proposed text amendments are in the public interest, and a motion to recommend that City Council approve the proposed text amendments.)
- B. **Z-04-26 - Public hearing, review, and action on a request submitted by COII, for the approval of a Zoning Map Amendment from the C-1 (Office) District to the R-3A (Multiple-Family Residence) District, for the property located at 1029 Maple Hill Road, PIN 14-31-400-038, 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.)
- C. **Z-02-26 - Public hearing, review, and action on a request initiated by the City of Bloomington, for the approval of a Zoning Map Amendment from the R-2 (Multiple-Family Residence) District to the R-1C (Single-Family Residence) District, for the Subdivisions of Old Farm Lakes No. 1, Old Farm Lakes No. 2,**

Old Farm Lakes No. 3, Old Farm Lakes No. 4, Old Farm Lakes No. 5, Old Farm Lakes No. 6, Old Farm Lakes No. 7, Old Farm Lakes No. 8, Old Farm Lakes No. 9, Old Farm Lakes No. 10, Old Farm Lakes No. 11, Old Farm Lakes No. 12, Old Farm Lakes No. 13, Old Farm Lakes No. 14, Old Farm Lakes No. 15, a portion of Old Farm Lakes Gardens, and Replat of Lots 1, 2, 3 & 4 & Outlot 2 Old Farm Lakes No. 1, 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-1C (Single-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

- A. **Consideration and action on a proposal to change the Regular Session Planning Commission meeting schedule from the first Wednesday of every month to the first Thursday of every month, and the regular meeting location to the Government Center Board Room, as requested by the Development Services Department.** (Recommended Motion: Motion to approve changing the regularly-scheduled meetings of the Bloomington Planning Commission to the first Thursday of the month, and regular meeting location to the Government Center Board Room, for the remainder of calendar year 2026.)

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: February 4, 2026

Ward Impacted: City Wide

Subject: Review and approval of the Minutes of the January 14, 2026, special 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 within thirty (30) days after the meeting or at the second subsequent regular meeting, whichever is later.

Community Groups/Interested Persons Contacted: N/A

Financial Impact: N/A

Attachments:

1. PC Special Meeting DRAFT Minutes
2. Att. 1 - PC Meeting Presentation
3. Att. 2 - Email Comments



**DRAFT MINUTES
PLANNING COMMISSION - SPECIAL SESSION
WEDNESDAY, JANUARY 14, 2026, 5:00 PM**

The Planning Commission convened in Special Session at 5:00 PM, January 14, 2026. 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	Absent
Rachael Mosley	Commissioner	Present
Mark Muehleck	Commissioner	Present
Thomas Krieger	Commissioner	Absent
William Peradotti	Commission Chair	Present
John Prior	Commissioner	Present
Anna Sochotsky	Commission Vice Chair	Present

City Staff present included: Jon Branham, Planner II; Alissa Pemberton, Planning Manager; Kelly Pfeifer, Director of Development Services; Chris Spanos, Corporate Counsel.

Public Comment

There was no public comment provided.

Consent Agenda

Item 4.A. Review and approval of the Minutes of the December 3, 2025, regular meeting of the Bloomington Planning Commission.

Commissioner Beyer made a motion, seconded by Commissioner Cullen, to approve the Minutes as presented.

AYES: Beyer; Cullen; Mosley; Muehleck; Peradotti; Prior; Sochotsky.

Motion carried (viva voce).

Regular Agenda

The following item was re-presented:

Item 5.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.

Ms. Pemberton stated that she was ready to answer any questions that had arisen since her initial presentation of the request in December. The purpose of the additional hearing was to provide ample time for notice of neighboring residents, as notices to them may have been delayed by the holiday and not been delivered in the time limit required by local codes, although all noticing had met State requirements. Notices had been sent out a second time to the required recipients. There is no additional information from the applicant or staff since the prior hearing.

Commissioner Beyer restated that she lives in the adjacent Golden Eagle Subdivision but not in any of the homes immediately adjacent to the property. She restated her belief that she would not be affected by any traffic 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.

Chair Peradotti opened the public hearing.

Elizabeth Megli, attorney for the applicant, stated that the additional time between the hearings gave them an opportunity to talk with residents of the subdivision during which they were able to answer many questions, and that it was, overall, a positive experience.

Chris Millmore, Kirkwood Road resident, asked what the heights of the buildings would be that would be adjacent to Kirkwood Road, and whether they would be retail or non-retail buildings, as they had concerns about visitors to retail establishments cutting through their backyards.

Elizabeth Megli responded that, at this preliminary plan stage, no determinations had been made yet about buildings or uses, but any decisions would comply with local building and zoning codes.

Dustin Jenkins, Kirkwood Road resident, restated the comments he had submitted by email, and asked the commission to consider the neighborhood when it came time to review the final plat, particularly regarding issues of buffering commercial development from adjacent residential properties, limits on building placement, light fixture heights and intensity, businesses' hours of operation, traffic generation and access points near existing neighborhoods, noise mitigation, security, and limiting certain high-impact uses. Their neighborhood has been there a long time and their current neighbor – a farm field – is a great neighbor, and changing from agricultural to commercial would be a big change.

Ms. Pemberton stated that staff had received two emails related to the case, and that both of those senders had just spoken on the record; she recommended including their emails as attachments to the minutes (see Attachment 2).

Janet Niezgoda, Kirkwood Road resident, stated that she had sent an email as well, and restated her concerns including worries about security due to proximity of neighboring potential businesses and vehicular and pedestrian traffic, increased noise, business hours and delivery times, and garbage storage and collection (see Attachment 2).

Chair Peradotti closed the public hearing.

Commissioner Beyer asked what the appropriate next step for the commission would be since they had approved the request at the previous meeting. Ms. Pemberton responded that they could move to affirm their original decision if they did not wish to make any changes to the previous motion.

Commissioner Mosley asked what the current zoning was; Ms. Pemberton answered that most of it is zoned B-1 (General Commercial) District, which does not have a building height maximum. Properties adjacent to the residential subdivision to the north are zoned B-2 (Local Commercial) District, which has stricter floor-area ratio and building height maximums. Commissioner Mosley asked if it had been a long time since the property was zoned A (Agriculture) District; Ms. Pemberton confirmed that it has been zoned commercially for over 20 years. Commissioner Beyer stated that there is a potential that the property could be rezoned; Ms. Pemberton confirmed that any property owner in the city could request that their land be rezoned. In that case, that request would come before the Plan Commission and then be decided upon by City Council. That action would require a public hearing, public notice in the newspaper, and notification of neighboring property owners.

Commissioner Beyer made a motion, seconded by Commissioner Cullen, to affirm the Commission's previous decision that the preliminary plan conforms to the standards of the subdivision code, zoning code, and comprehensive plan, and to *recommend approval* to City Council, as presented.

AYES: Beyer; Cullen; Mosley; Muehleck; Peradotti; Prior; Sochotsky.

NAYS: None.

Motion carried.

Ms. Pemberton stated the case is expected to go to Council on January 26, 2026.

Item 5.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.

Ms. Pemberton reviewed the staff report for the request, including the subject property's location, history of annexation into the city and of its zoning, and the zoning and development trends in the adjacent area. She reviewed the development parameters of, and permitted and special uses allowed in, the various residential zoning districts in the vicinity, including the current R-1H and proposed R-3A districts. She state the request is consistent with several Goals and Objectives of the City's Comprehensive Plan.

Commissioner Prior asked if the property had been undeveloped for 30 years; Ms. Pemberton confirmed this. Commissioner Beyer asked if Beich Road is being considered for improvement; Ms. Pfeifer said that this section of it was not being considered at this time.

Chair Peradotti opened the public hearing.

Mark Fetzer, Applicant, informed the commission that Beich III, LLC, has owned the subject

and adjacent property for over 15 years and this was the last undeveloped portion. It is not financially feasible to develop it under the current zoning for the types of housing it had originally been zoned for. They would like to build small single-family houses on small lots and the proposed R-3A zoning was the one that fits this proposal for workforce-style development the best. He showed concept site plans and renderings that showed what a potential development using the proposed R-3A zoning might look like, with townhouses around the perimeter and single-family detached homes with detached carports or garages, served by private alleys in the interior of the parcel.

Chair Peradotti stated that Beich Road intersects Fox Creek Road, and wondered if a stoplight was proposed for that general area. Ms. Pemberton stated she believed that the proposed stoplight was further west and that she would check on the date of the proposed improvements. Commissioner Mosley asked if the applicant would return to the Planning Commission when they were ready to develop. Ms. Pemberton stated that this would be the only time they would come to the Planning Commission; if they proposed a Special Use, that would be heard by the Zoning Board of Appeals. She confirmed the City's Engineering website – updated at the end of October 2025 – said that the final roadway and bridge design of the Fox Creek Road improvements would be completed by the end of 2025 and that improvements should be starting soon and be finished in 2027.

Chair Peradotti opened the public hearing.

Commissioner Beyer made a motion, seconded by Commissioner Prior, to establish findings of fact as stated in the staff report, that the request for the 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 to City Council, as presented.

AYES: Beyer; Cullen; Mosley; Muehleck; Peradotti; Prior; Sochotsky.

NAYS: None.

Motion carried.

Ms. Pemberton stated the case is expected to go to Council on January 26, 2026.

New Business

Ms. Pemberton stated that staff are polling commission members regarding moving the date of future Planning Commission meetings to the first Thursday of the month instead of the first Wednesday, so that the meeting can be held in Council Chambers, which provides the opportunity to live-stream and/or videorecord the meeting. The Bloomington Public Library complies with requirements of the Open Meetings Act, but Council Chambers provides better documentation and participation options. Commission members responded favorably to moving the meetings to the first Wednesday, keeping the meeting time at 4:00 p.m. Staff may try to initiate the move in time for the first March meeting.

Adjournment

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

AYES: Beyer; Cullen; Mosley; Muehleck; Peradotti; Prior; Sochotsky.

NAYS: None.

Motion passed (viva voce).

The Meeting Adjourned at 5:29 p.m.

Attachments:

1. Staff Powerpoint Presentation
2. Email comments for Case **PS-02-25** from Chris Millmore, Dusty Jenkins, & Janet Niezgod

CITY OF BLOOMINGTON

Bill Peradotti, Chair

Marcus Ricci, AICP, Staff Liaison

DRAFT



City of Bloomington Planning Commission

January 14, 2026

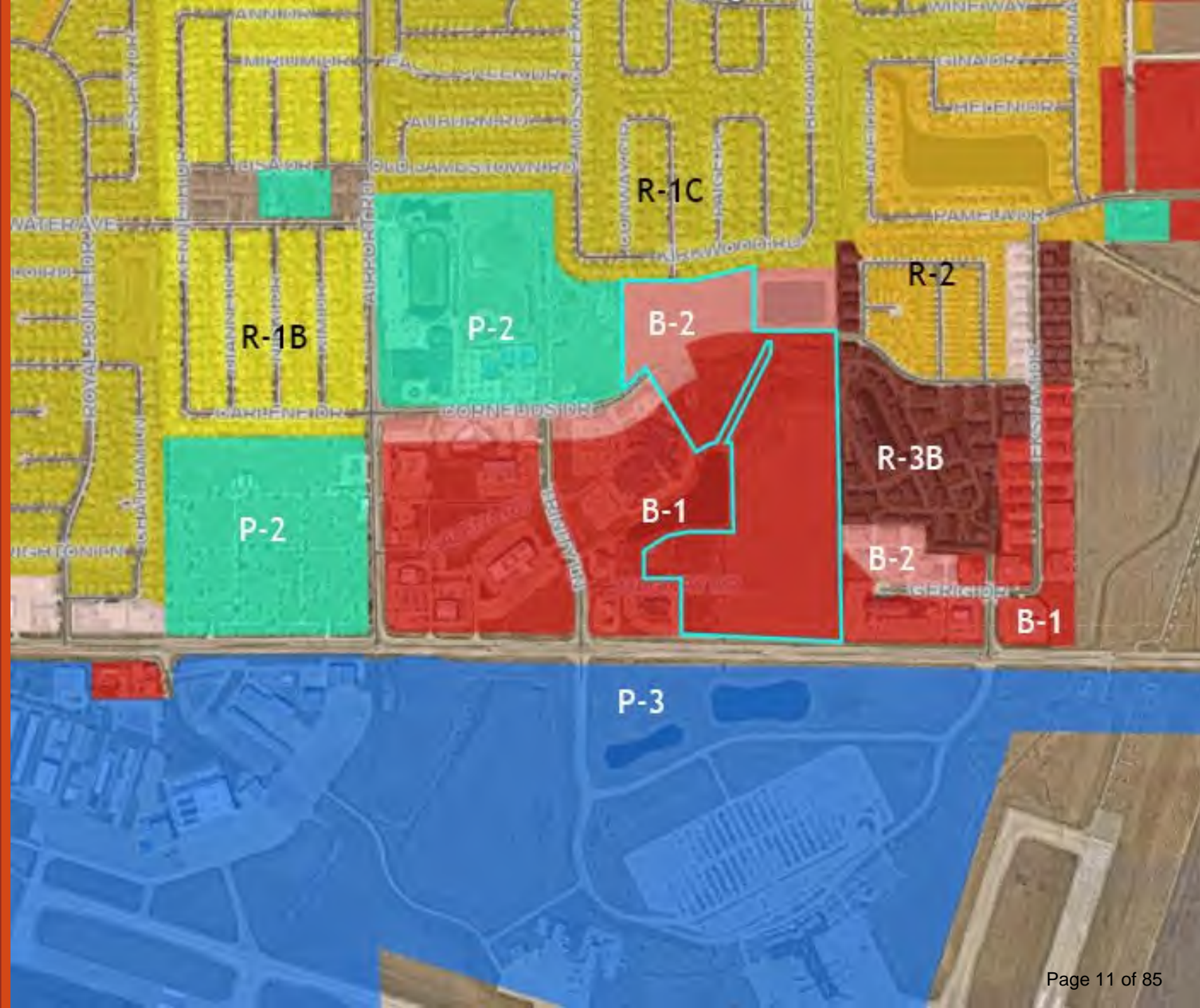


Agenda

Item	Case Number	Description
4A	N/A	Review and approval of the Minutes of the December 3, 2025, regular meeting of the Bloomington Planning Commission.
5A	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
5B	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
6	N/A	Any new business that may arise.

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



PS-02-25

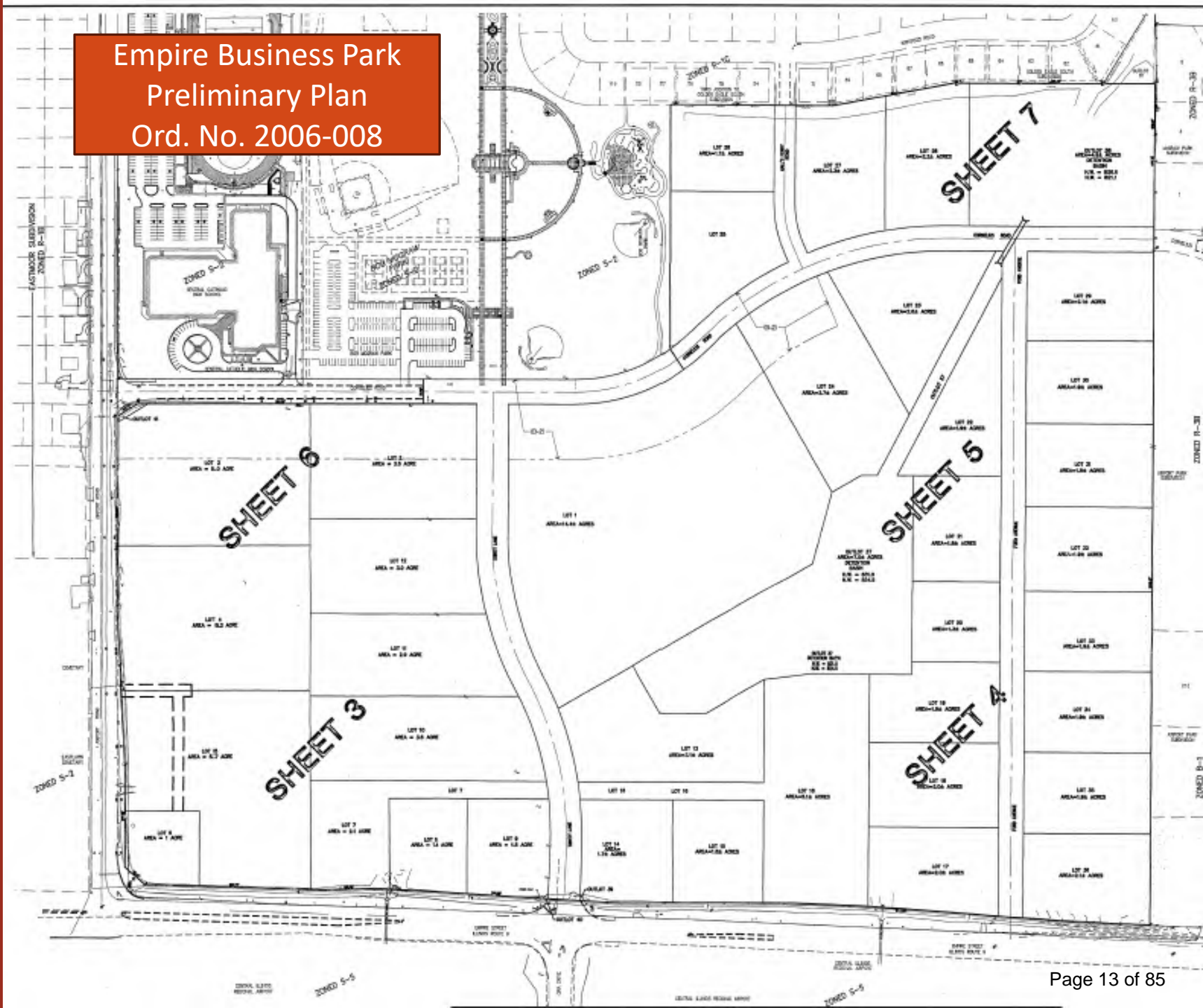
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Empire Business Park
Preliminary Plan
Ord. No. 2006-008



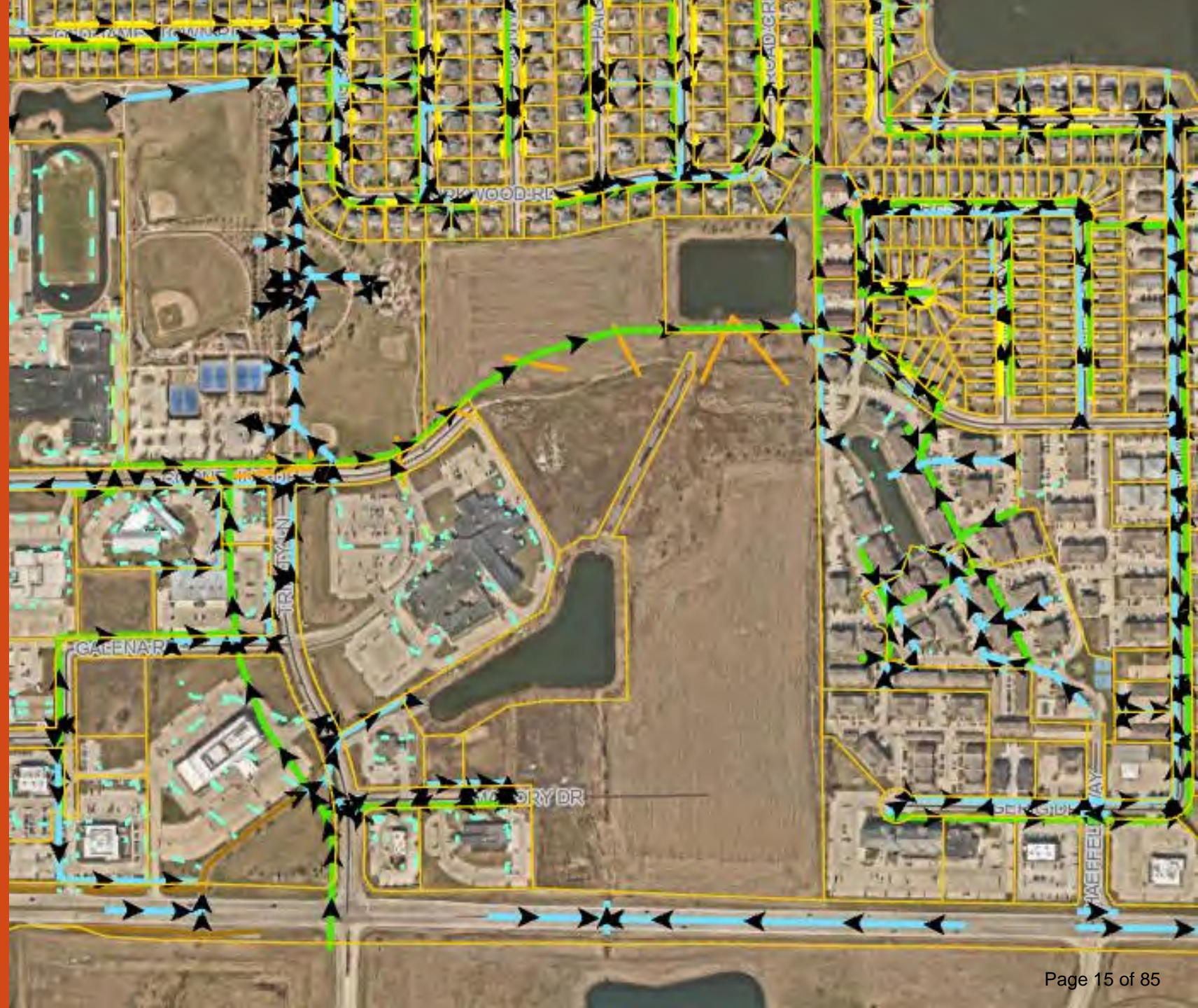
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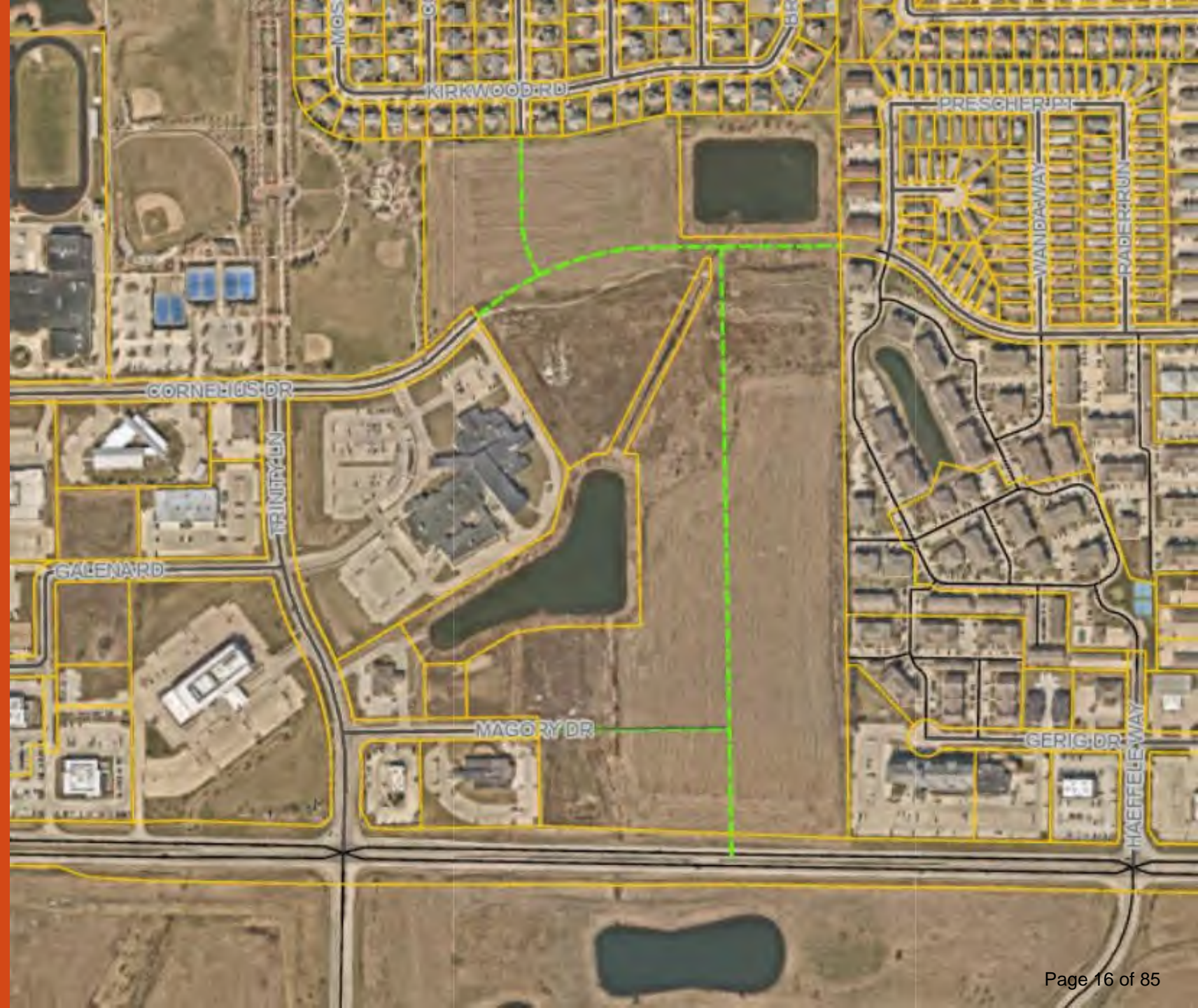
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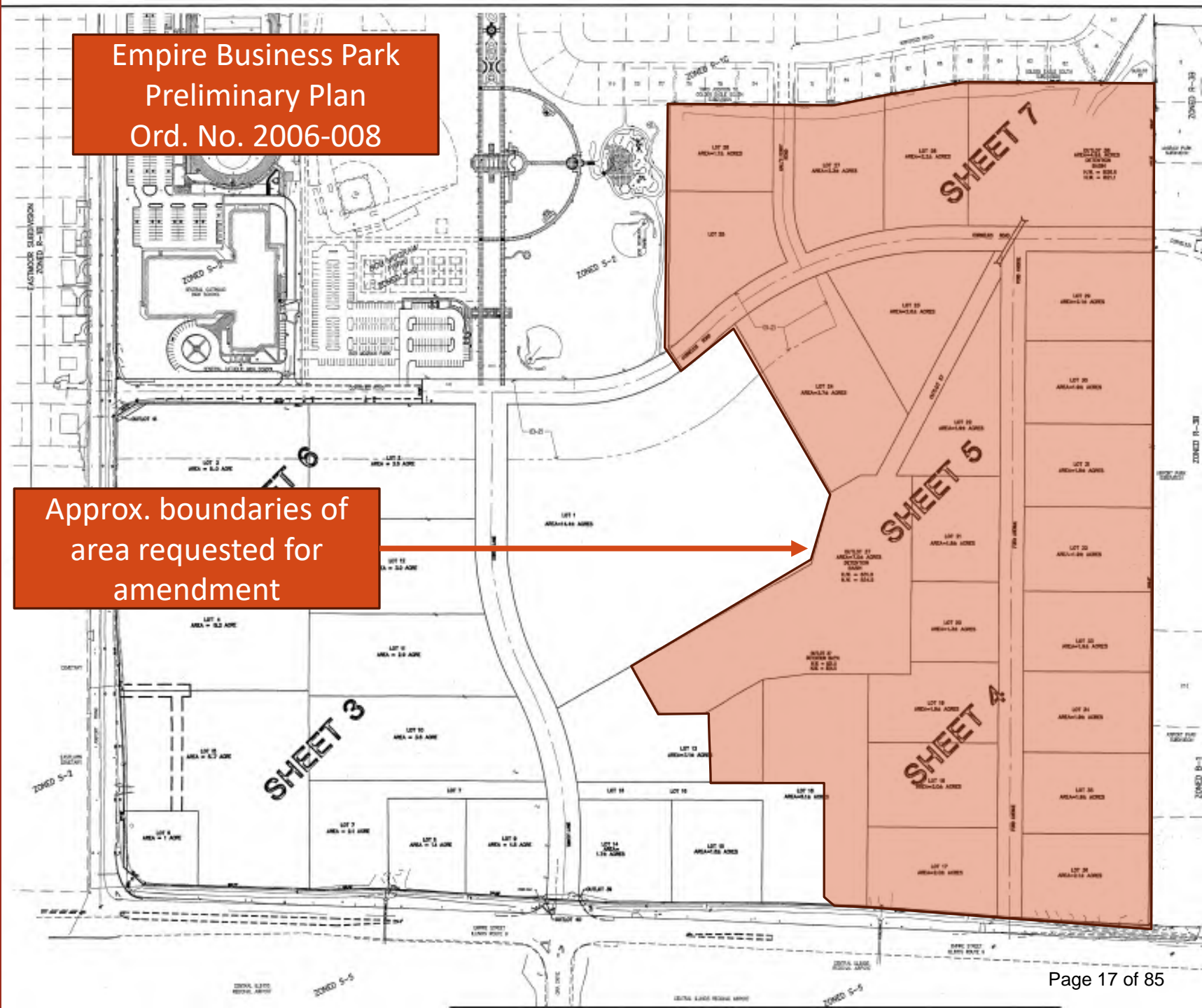


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Empire Business Park
Preliminary Plan
Ord. No. 2006-008

Approx. boundaries of
area requested for
amendment



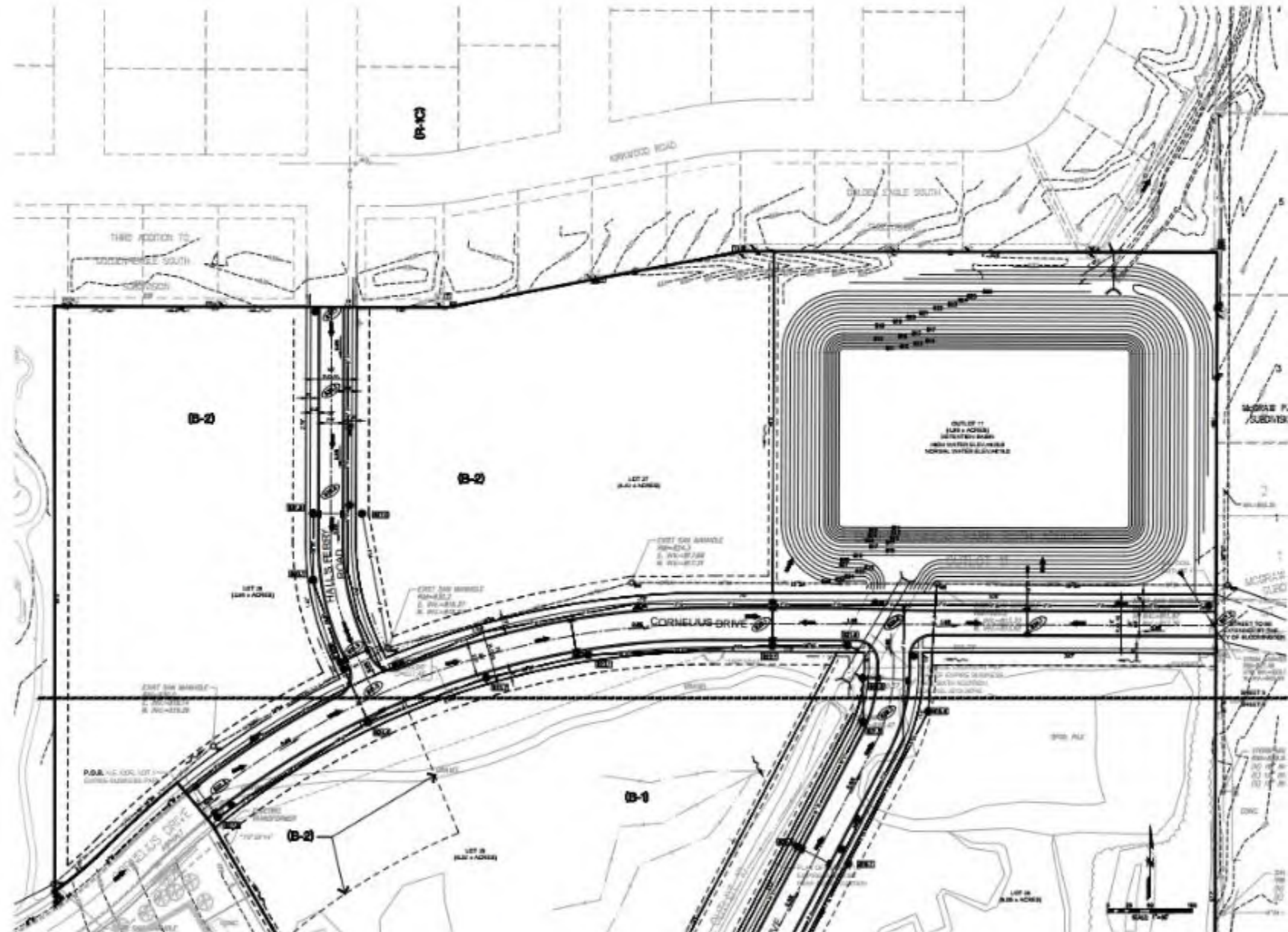
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Compliance with the 2035 Comprehensive Plan

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 affirm the decision made at the November 4, 2025, Planning Commission meeting, 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.

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.

LOCATION MAP



Z-01-26

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ZONING MAP



Z-01-26

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LOOKING NORTHEAST FROM BEICH ROAD



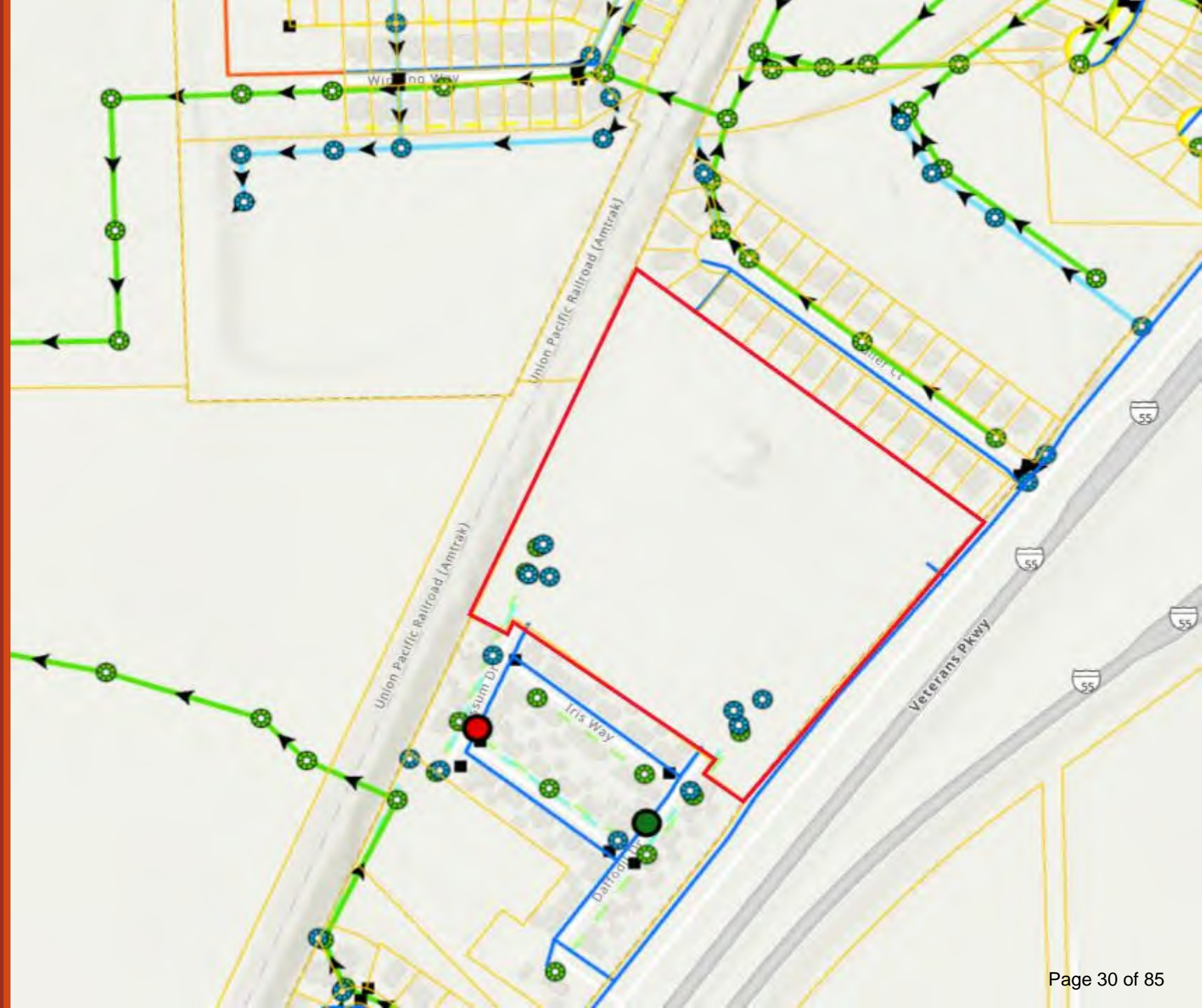


LOOKING NORTHEAST FROM SW
CORNER (IN PRAIRIE PLACE
SUBDIVISION)

Z-01-26

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UTILITIES MAP



Z-01-26








COMPARISON OF ZONING DISTRICTS

ZONING / USE	R-1H	R-1C	R-2	R-3A
Single-family Detached	permitted	permitted	permitted	permitted
Two-family Attached (duplex)	special	special	permitted	permitted
Single-family Attached aka Multi-family (townhomes, apartments)	prohibited	prohibited	special	permitted
Minimum lot width	50 feet	50 feet	50' detached 75' attached	50' detached 70' attached
Minimum lot area	5,400 sf	5,400 sf	6,600 sf det. 7,000 sf att.	6,600 sf det. 7,000 sf att.

Z-01-26

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COMP PLAN – FUTURE LAND USE MAP

- 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



Z-01-26

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COMP PLAN – BUILT AREAS MAP

- 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



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 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 – Map Amendments

The suitability of the subject property for uses authorized by the existing zoning. **Standard is met.**

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

The suitability of the subject property for uses authorized by the proposed zoning. **Standard is met.**

The existing land uses and zoning of nearby property. **Standard is met.**

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. **Standard is met.**

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. **Standard is met.**

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. **Standard is met.**

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. **Standard is met.**

The extent to which property values are diminished by the restrictions of the proposed zoning. **Standard is met.**

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

Whether the City needs more of the types of uses allowed in the proposed district. **Standard is met.**



Staff Recommendation

CASE Z-01-26

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-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.



Next Meeting

February 4, 2026

Attachment 2: Email comments

1/23/26, 10:48 AM

Jan 14 special meeting comments - Marcus Ricci - Outlook



Jan 14 special meeting comments

From Dusty Jenkins <[REDACTED]>
Date Mon 1/12/2026 3:45 PM
To Public Comment <publiccomment@cityblm.org>

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Chair and Members of the Planning and Zoning Commission,

My name is Dusty Jenkins, and I am a homeowner at [REDACTED] in Bloomington. My property directly abuts the B-2 zoned parcel immediately to the south that is the subject of the current master plan review.

I appreciate the opportunity to provide comments and ask that this letter be entered into the public record.

My primary concerns relate to public safety, quality of life, and protection of residential property values for the homes that directly border this parcel.

Because B-2 zoning allows a wide range of commercial uses, including potentially high-traffic retail and service businesses, the impact of future development on adjacent residences is significant. Uses such as large retail stores, late-night businesses, or other traffic-intensive operations could materially affect neighboring homes through increased vehicle traffic, light spillover, noise, security concerns, and loss of privacy. These impacts would substantially reduce the usability of backyards as family spaces and could negatively affect residential property values.

At present, the land behind our homes is farm ground, and the transition from agricultural use to commercial development represents a major change in character. As such, I respectfully request that the Commission give careful consideration to:

- Buffering and setbacks between any commercial development and adjacent residential properties
- Limits on building placement, lighting height and intensity, and hours of operation
- Traffic generation and access points near existing neighborhoods
- Noise mitigation and security considerations
- Whether certain high-impact uses should be restricted or conditioned when directly adjacent to homes

Additionally, I ask that the Commission clarify on the record:

- Whether any specific end users or business types are being contemplated at this time
- Which uses would be permitted by right versus requiring a special use permit
- How neighboring homeowners' concerns will be formally incorporated into the final master plan approval

Attachment 2: Email comments

1/23/26, 10:48 AM

Jan 14 special meeting comments - Marcus Ricci - Outlook

I support thoughtful development in Bloomington, but it is critical that commercial growth does not come at the expense of established residential neighborhoods. I respectfully ask the Commission to ensure that any approval meaningfully protects the safety, livability, and long-term property values of the homes that border this site.

Thank you for your time and consideration.

Sincerely,
Dusty Jenkins


Bloomington, IL

Sent from my iPhone

Attachment 2: Email comments

1/23/26, 10:49 AM

PS-02-25 1/14/2026 meeting - Marcus Ricci - Outlook



PS-02-25 1/14/2026 meeting

From Christopher Millmore [REDACTED]
Date Mon 1/12/2026 7:10 AM
To Public Comment <Publiccomment@cityblm.org>

You don't often get email from christophermillmore@gmail.com. [Learn why this is important](#)

My name is Chris Millmore, and I am the homeowner at [REDACTED] as far as the land immediately south and adjacent to my property I would wish for the following: No retail business, office buildings with a max height of 1 story that are closed after 6pm, a buffer zone between our properties with a privacy fence and/or large bush line.

I appreciate the opportunity to provide comments and ask that this letter be entered into the public record.

My primary concerns relate to public safety, quality of life, and protection of residential property values for the homes that directly border this parcel.

**Sincerely,
Chris Millmore**

Attachment 2: Email comments

1/23/26, 10:51 AM

PS-02-25 on 1/14/2026 - Marcus Ricci - Outlook



PS-02-25 on 1/14/2026

From Jan Niez [REDACTED]
Date Tue 1/13/2026 5:32 PM
To Public Comment <publiccomment@cityblm.org>

You don't often get email from janetniez@yahoo.com. [Learn why this is important](#)

Dear Members of the City of Bloomington Planning Commission,

As a homeowner just north of the B-2 zoned parcel in the plan for review, I believe the future commercial development will impact homes directly bordering the property, affecting residential quality of life.

My main concerns are loss of privacy and increased potential for security issues due to the proximity of new commercial buildings and new vehicle and pedestrian traffic. Business operations, including hours open, noisy supply deliveries, garbage storage and pickup will also affect neighboring residents.

Please consider buffering and setbacks between the commercial development and adjacent residential properties, as well as setting limits for building height and hours of operation.

Thank you for the opportunity to provide comments. Please enter this email into public record.

Respectfully,

Janet Niezgoda
[REDACTED]

Bloomington, IL



Regular Agenda Item No. 5.A.

For Planning Commission: February 4, 2026

Ward Impacted: City Wide

Subject: Z-03-26 - 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 creation of an approval process for historic-related signage on City property or right-of-way, as requested by the Development Services Department.

Recommended Motion: Motion to establish findings of fact that the proposed text amendments are in the public interest, and a motion to recommend that City Council approve the proposed text amendments.

Strategic Plan:

Goal 5. Great Place - Livable, Sustainable City

Objective 5d. Appropriate leisure and recreational opportunities responding to the needs of residents

Goal 3. Grow the Local Economy

Objective 3e. Strong working relationship among the City, businesses, economic development organizations

Goal 6. Prosperous Downtown Bloomington

Objective 6c. Downtown becoming a community and regional destination

Background: Interest in installing markers, wayside signs, and informational plaques has been expressed by social groups and parties interested in providing education on local history. There is not currently a clear process for how a “sign” could be permitted on public property, but Council members and Administration have expressed an interest in having such a mechanism. The proposed amendments create an allowance for such signs and a process for approval that will help to ensure that the content on “signs” on public property is appropriate. This effort supports the development of heritage and cultural tourism and helps celebrate the uniqueness of Bloomington's neighborhoods and neighbors.

Private properties may apply for sign permits for any content that is not illegal, with size and location determined by the existing Code; no changes proposed are related to private property.

Community Groups/Interested Persons Contacted: Notice was published in The Pantagraph on January 14, 2026.

Financial Impact: N/A

Attachments:

1. Staff Report with Attachments 1-2

2. Staff Report Attachment 3 - Excerpt from the National Park's Service "Wayside Exhibits" Guide

TO: Planning Commission
FROM: Development Services Department
DATE: February 4, 2026
CASE NO: Z-03-26, Text Amendments
REQUEST: 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 creation of an approval process for historic-related signage on City property or right-of-way.

BACKGROUND

Per § 44-1706B, text amendments may be proposed by City Staff. The following are recommendations for improvements or additions to the existing Zoning Code of the City of Bloomington (Chapter 44); associated changes to the Advertising Sign Code (Chapter 3) are also required. Interest in installing markers, wayside signs, and informational plaques has been expressed by social groups and parties interested in providing education on local history. There is not a clear process for how a “sign” could be permitted on public property, but Council members and Administration have expressed an interest in having such a mechanism. The proposed amendments create an allowance for such signs and a process for approval that will help to ensure that the content on “signs” on public property is appropriate.

Private properties may apply for sign permits for any content that is not illegal, with size and location determined by the existing Code; no changes proposed are related to private property.

Staff proposes the following: 1) allow the installation of signs on public (city-owned, leased, or right-of-way) property, with the approval of the City Council, and 2) require that signs related to historic education or information receive a Certificate of Appropriateness (CoA) from the Historic Preservation Commission prior to approval. Guidance on appropriate standards is available from the National Parks Service and is referenced in the “standards for review” section of the proposed approval process (proposed § 44-1710J).

Notice

Notice was published in *The Pantagraph* on Wednesday, January 14, 2026.

STANDARDS FOR REVIEW

The Planning Commission (PC) shall hold at least one public hearing on any proposed text amendment and report to the Council its findings of fact and recommendations. Recommendations shall be made upon the determination that the text amendment is in the public interest and not solely for the benefit of the applicant, taking into consideration the standards listed in § 44-1706E and discussed below.

- 1. 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 public interest is served through the creation of a clear process allowing community members and stakeholders to propose opportunities to enhance the awareness of significant locations, events, or people, through the provision of public education in the form of historic markers, signs, or plaques.

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

No additional restrictions are created by the proposed amendments; they create a process of review for public education opportunities that are currently not clearly permissible.

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

No reduction of property values is expected. The potential for visual alteration of public property is minimal due to the proposed size restrictions, and the placement of any approved signs would not be permitted to result in the violation of sight distance requirements or pedestrian safety.

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

The proposed amendments support the following Goals, Objectives, or Policies of the 2035 Plan:

- ED-5. (Enhance tourism based-economic development), Objective ED-5.1 (Expand tourism attractions and destinations).
- N-2. (Improve community identity and appearance by celebrating the unique nature and character of the City's individual neighborhoods), Objective N-2.2 (Celebrate the uniqueness of Bloomington's neighborhoods).
- ACH-4. (Identify, conserve, and preserve the City's heritage resources as a basis for retaining and enhancing strong community character and a sense of place), Objectives 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 ACH-4.2 (Promote cultural heritage tourism).

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

These amendments do not alter the uses or types of development allowed in any District; they create a process for review for opportunities for public education that are currently not clearly permissible.

RECOMMENDATION

Staff recommends that the Commission take the following actions:

Motion to establish findings of fact that the proposed text amendments ***are in the public interest***, and a motion to recommend that City Council ***approve*** the proposed text amendments.

Respectfully Submitted,
Alissa Pemberton

Attachments:

1. Proposed Amendments to (Ch. 3) the Advertising Sign Code and (Ch. 44) the Zoning Code of the City of Bloomington, Illinois
2. Examples of existing historic marker "signs" and sizes
3. Excerpt from the National Park's Service "Wayside Exhibits" Guide (separate document)

§ 3-306. [Ch. 3, Sec. 3.6] Permission from property owner to install any sign. [Ord. No. 1987-12]

- A. No person shall erect, construct or maintain any sign upon any property or building without the consent of the owner or person entitled to possession of the property or building, if any, or their authorized representatives.
- B. Any sign proposed for installation on City property shall require the permission of the City Council, or its designee, and may also require approval from the Historic Preservation Commission, per § 44-1710.

...

ARTICLE IV Signs Permitted in the Zoning Districts of the City

The following sign regulations provide for the listing of signs permitted in the Zoning Districts of the City as provided by Chapter 44 of the Bloomington City Code.

§ 3-401. [Ch. 3, Sec. 4.1] Agriculture District.

...

§ 3-412. [Ch. 3, Sec. 4.12] (Reserved) [Repealed by Ord. No. 1988-33]

§ 3-413 City Property or City Right-of-Way

The following signs may be permitted on City-owned or City-leased property, or City Right-of-Way, subject to the other articles in this Code:

- A. Identification signs on buildings or landmarks, not exceeding a total sign area of 12 square feet, may be permitted at appropriate locations to adequately identify buildings or landmarks.
- B. Identification signs authorized by Subsection A of this section may be freestanding signs or facia signs. Freestanding signs may be double-sided, with the total sign area of 12 square feet allotted to each side.
- C. Historic markers, signs related to historic or cultural education, or honorary naming for any historic figure shall first require approval by the Historic Preservation Commission through acquisition of a Certificate of Appropriateness, per § 44-1710.

§ 44-1710. [Ch. 44, 17-10] Certificate of appropriateness.

A. Applicability.

- (1) A certificate of appropriateness shall be required before the following actions affecting the exterior architectural appearance of any landmark or property within a historic district may be undertaken:
 - (a) Any construction, alteration, or removal requiring a building permit from the City;

- (b) Any demolition in whole or in part requiring a permit from the City;
 - (c) Any construction, alteration, demolition, or removal affecting a significant exterior architectural feature as specified in a historic resource survey or in the ordinance designating the landmark or historic district.
- (2) Actions that do not alter the exterior architectural appearance of a landmark or property within a historic district, regardless of whether such actions require a building or demolition permit, are exempt from the requirement for a certificate of appropriateness.
 - (3) Initiation of application. An application for a certificate of appropriateness may be made by any person, firm, or corporation, or by any office, department, board, bureau or Commission requesting or intending to request application for a building or demolition permit or by the City Council or the City staff at the direction of the City Council.
 - (4) A certificate of appropriateness shall also be required before the following actions affecting City property or right-of-way. These proposals shall be evaluated according to the guidelines in Subsection J (Standards for review, City properties) of this Article:
 - (a) Installation of a historic marker;
 - (b) Installation of educational signage related to the history of an area, building, person, or event;
 - (c) The honorary naming of any City street, alley, right-of-way, or property, for a historic figure.

B. Application requirements.

- (1) The application for a certificate of appropriateness shall be submitted on a form provided by the Office of the Development Services Department.
- (2) Applications shall conform to the requirements of § 44-1703. The information requested on the application is deemed to be a minimum, and the applicant may be required to supply additional information.
- (3) The following information shall be provided on one more sheets.
 - (a) Street address of the property involved.
 - (b) Applicant and/or owner's name and address.
 - (c) Architect's name if one is utilized.
 - (d) Brief description of the present improvements situated on the property and photographs of existing conditions.
 - (e) A detailed description of the construction, alteration or demolition proposed, together with any architectural drawings or sketches if those services have been utilized by the applicant and, if not, a description of the construction, alteration, or demolition, sufficient to enable anyone to determine what the final appearance of the improvement will be.

...

I. Appeals.

- (1) Decisions of the Preservation Commission on certificates of appropriateness and

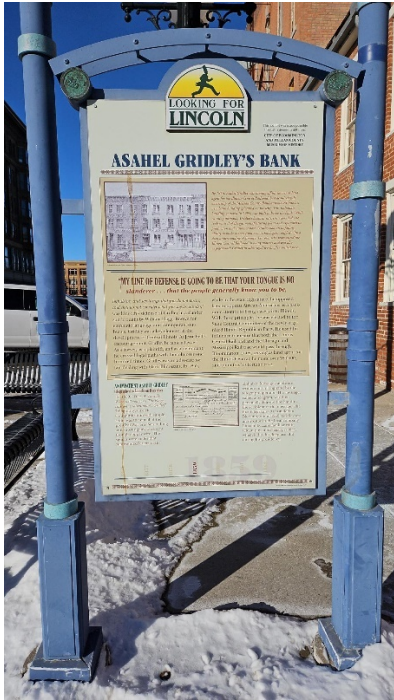
certificates of economic hardship shall be final and reviewable only in the Court in accordance with the applicable Statutes of the State of Illinois. (735 ILCS 5/3-101, et seq.), However, the Preservation Commission's determination may be appealed to the City Council if such application is rejected by the vote of fewer than five members.

- (2) An applicant may appeal such decision to the City Council by filing notice of intent to do so with the Development Services Department within 30 days after receiving notice of the decision of the Commission.
- (3) An appeal from a final administrative decision as defined herein shall be to the Circuit Court as provided in the Administrative Review Act (735 ILCS 5/3-101 et seq.) For purposes of the Illinois Administrative Review Act any of the following shall constitute a final administrative decision:
 - i. A decision of the Bloomington City Council finally disposing of the matter;
 - ii. A decision of the Historic Preservation Commission that is not subject to appeal under this section;
 - iii. An appealable decision of the Historic Preservation Commission that has not been appealed to the City Council at the end of the time for appeal to the City Council.

J. Standards for review, City property or right-of-way. In considering an application for a building or sign permit or for a certificate of appropriateness, the Historic Preservation Commission shall be guided by the National Association for Interpretation standards for heritage interpretation, the National Park's Service "Wayside Exhibits" Guide, and any other relevant U.S. Department of the Interior practices for identifying and discussing historic or cultural significance, as well as the following general standards:

- (1) The accuracy of the information proposed for presentation, including whether multiple sources can be used to confirm the information.
- (2) How the proposed person, place, or event contributes to the character, interest, or value as part of the development, heritage, or cultural characteristics of the City, County of McLean, State of Illinois, or the United States of America (the Nation).
- (3) The context in which the content is proposed.
- (4) The language and tone used on any descriptive or interpretive signage.

Attachment 2 – Examples of existing historic marker “signs” and sizes



32" x 57" = 12.67 SqFt



16" x 18" = 2 SqFt



20" x 20" = 2.78 SqFt



24" x 18" = 3 SqFt



69" x 19" = 9.1 SqFt



Wayside Exhibits

A GUIDE TO DEVELOPING OUTDOOR INTERPRETIVE EXHIBITS





Wayside Guide

Divided into three main sections listed below, the Guide defines the medium, illustrates standards and stages of work, and lists webpages for more in-depth tools and information.

3-4 Foreword

What it is, who it's for, and how to use it.

5-24 Section A The Wayside Medium: An Overview

A look at the strengths and limitations of the wayside medium, including tips for park managers

25-61 Section B Wayside Development

Planning, design, writing, and graphics acquisition

62-78 Section C Wayside Production

Production, installation, and maintenance

79-80 Index

81-84 Appendix

A list of webpages included throughout the Wayside Guide



What is the Wayside Guide?

The Wayside Guide is an overview of the National Park Service (NPS) wayside exhibit standards and work process. The Guide emphasizes best practices and good examples of site-specific outdoor interpretation based on visitor-use data. Waysides may appear simple in form and function, but their development can be complex.

This Guide is not a complete how-to manual. It is a supplement to professional-level knowledge and skills for graphic design, interpretive writing, research, and other disciplines.

Goal The purpose of this Guide is to provide information and tools for preparation, participation, and management of a wayside project.

Who Benefits?

Parks

Park superintendents will be better able to scope a project when fully informed of the wayside process. Budgets and schedules are more accurate when based on a clear understanding of the work, the level of staff participation, and additional assistance needed. Park staff will be better prepared to participate in, communicate, and manage the additional workload.

Park Partners

Many park partners request NPS assistance in developing wayside exhibits. With the exception of the National Park Service brand, park partners and other non-NPS organizations are encouraged to use the Wayside Guide. Partners are encouraged to build on these standards and develop their own "Section D."

Harpers Ferry Center

Media specialists can work more efficiently and effectively when all team members have a good understanding of the process. Media specialists will use the Guide to orient new staff and project teams, and as course material for workshops and training on the wayside process.

Contractors

Contractors will understand the expectations of the NPS and benefit from improved efficiency when all team members have a good understanding of the process. Project delays can be costly. Waysides, unlike exhibits and films, are a relatively low-cost medium. A better informed project team will minimize contract modifications and delays.

Visitors

Visitors who experience poor-quality wayside exhibits may choose to avoid the medium entirely. Conversely, a visitor who has had an enriched experience from compelling, high-quality waysides, will come to expect the same in other locations. Improving all waysides will increase the active use and high level of visitor-expectation for the medium as a whole.

How Does It Work?

The Wayside Guide is designed to support teams of media specialists and park managers with wayside development and production. It is organized around two work process charts that outline major stages of work and supporting activities. Each activity is illustrated in a double-sided page, or pages. Not everyone on the team needs to read the entire document. Use the Guide a-page-at-a-time, or in its entirety.

Send comments and questions about the Guide to betsy_ehrlich@nps.gov or call 304-535-6200.

A Brief Look Use Section A and the Work Process Charts for basic information about waysides and the work process. Use this section to help the project team, and stakeholders, understand the nature of the wayside medium.

In-Depth Use select pages from Section B and C throughout a project for team meetings and new assignments, to help contractors understand expectations, and to prepare for the next steps in a project. Use these sections to help team members understand how their work contributes to the whole.

Web Links Some principles of wayside development are more timeless; technologies and tools are rapidly evolving. Links to more frequently-changing information are provided as webpages. Use these to download supporting PDF documents, or watch videos. Use the Appendix to find all the webpages listed in the Guide.

Navigation Use the Contents Pages and Index to navigate through the Guide.

Sidebars Look for sidebars highlighting the major roles of key project personnel, what to expect, and other notes of interest.

Printing the Guide The Guide is designed to be printed in color, double-sided, on 8½x11 paper with room for a binding or three-ring hole punch on the left side. The work process charts are designed to print on 11x17 paper.



The Harpers Ferry Center website offers downloadable tools and documents on all aspects of media development.
www.nps.gov/hfc



Regular Agenda Item No. 5.B.

For Planning Commission: February 4, 2026

Ward Impacted: Ward 7

Subject: Z-04-26 - Public hearing, review, and action on a request submitted by COII, for the approval of a **Zoning Map Amendment** from the C-1 (Office) District to the R-3A (Multiple-Family Residence) District, for the property located at 1029 Maple Hill Road, PIN 14-31-400-038, 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 4d. Improved neighborhood infrastructure

Background: The Applicant is requesting approval of a Zoning Map Amendment for the subject property from the C-1 (Office) District to the R-3A (Multiple-Family Residence) District. The Property was used agriculturally through at least the 1950's but has since been inactive and undeveloped. The change in zoning of the property reduces the commercial potential and expands the residential structure types available. The Applicant has requested this to facilitate the development of single-family-attached (townhouses) and single-family-detached homes.

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 Wednesday, January 14, 2026. Courtesy notices were mailed on January 12, 2026, to 17 property owners within 500 feet of the property.

Financial Impact: Granting the request would increase the probability that the property would be developed, which would increase property tax revenue to the City. Residential development of the property would likely increase the need for City services including fire and police protection, utilities and road maintenance, as well as school and recreation; these services are already existing in the area.

Attachments:

1. Z-04-26 - Staff Report with Attachments 1-6
2. Z-04-26 - Attachment 7 - Application



PLANNING COMMISSION

TO: Planning Commission

FROM: Development Services Department

DATE: February 4, 2026

CASE NO: Z-04-26, Zoning Map Amendment

REQUEST: Public hearing, review, and action on a request submitted by COII, LLC, for the approval of a Zoning Map Amendment from the C-1 (Office) District to the R-3A (Multiple-Family Residence) District, for the property located at 1029 Maple Hill Road, PIN 14-31-400-038.

BACKGROUND

Request

The Applicant is requesting approval of a Zoning Map Amendment for the subject property from the C-1 (Office) District to the R-3A (Multiple-Family Residence) District. According to aerial photos, the property was used agriculturally through at least the 1950s but has since been inactive and undeveloped. The change in zoning of the property reduces the commercial potential and expands the residential structure types available. The Applicant has requested this to facilitate the development of single-family-attached (townhouses) and single-family-detached homes.

Notice

The application was filed in conformance with applicable procedural and public notice requirements. Notice was published in *The Pantagraph* on Wednesday, January 14, 2026. Courtesy notices were mailed on January 12, 2026, to 17 property owners within 500 feet of the property (Attachment 1).

Property Characteristics

The property is approximately 2.57 acres located between Maple Hill Road and Interstate 74, south of Enterprise Drive, at the west end of the city (Attachment 2). Vehicle access would be via new curb cuts along Maple Hill Road; this section is currently without curb and gutter. The property was brought into the City in 1988 as part of a larger annexation (Ord. No. 1988-116), and has been zoned C-1 since that time (Ord. No. 1988-117). Neighboring properties are zoned for residential or commercial uses (Attachment 3).

Surrounding Zoning and Land Uses

	Zoning	Land Use(s)
North	C-1 (Office) District	Undeveloped; Drainage
South	C-1 (Office) District	Multiple-family Dwellings (Unplatted Single-Family Attached)
East	County A (Agriculture) District	ROW/Transportation Corridor/Undeveloped
West	County A (Agriculture) District & City R-1C (Single-Family Residence) District	Single-family Dwellings, Multiple-Family Dwellings

ANALYSIS

Comparison of Existing and Proposed Districts

Existing Zoning: C-1 (Commercial) District.

The intent of this C-1 Office District is to accommodate office buildings primarily. Related retail, service, institution, and multiple-family uses commonly associated with office uses are allowed to

a limited extent. This district may be applied as a transitional use buffer between residential uses and uses which would be incompatible with residential districts. The prime characteristics of this district are the low intensity of land coverage and the absence of such nuisance factors as noise, air pollutant emission, and glare (§ 44-501C).

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," and in the Built Areas Map as "High Density Residential" (Attachment 6). Because it is represented in the "Built Areas," 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); and
 - 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 current C-1 zoning is geared toward office uses. As you move further south on Maple Hill Road it does transition to office/business typers uses. In this specific location, the adjacent and surrounding uses are residential."

Staff agree that the existing C-1 (Office) District zoning permits primarily commercial and business uses, and treats residential uses as special uses. The subject property is suited for both commercial and residential uses because of its access to the public road network and the availability of public water and sanitary sewer service at the site (Attachment 5), but the existing condition of Maple Hill Road does not lend itself to large-scale commercial traffic without significant upgrade (no curb, PASER rating of 4, and a restricted weight limit). **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: “Based on aerial photography, the property has been undeveloped since at least [the] 1940's. The assumption is the property was never previously developed.”

Staff agree the property has never been developed; it was farmed into at least the 1950s. By 1982, land on the west side of Maple Hill Road began to develop into single-family residences. By 1995, land at the south end of Maple Hill Road began developing into social service organizations, a church, and educational support services. By 2005, the three (3) properties southerly adjacent to the subject property were developed with four-unit Single-Family Attached buildings. **Standard is met.**

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

The Applicant states: “As stated above, the immediate south and west properties are developed as residential. On the west are single-family homes developed in [the] 1950-70's, to the south there are townhomes developed in the late 1990's through early 2000's.”

Staff believe the subject property would be appropriate for most uses permitted in the proposed R-3A (Multiple-Family Residence) District due to existing accessibility to the public road network and the availability of public water and sanitary sewer service. **Standard is met.**

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

The Applicant states: “Given the existing developed residential properties to the west and south it would seem R-3[A] zoning would be considered suitable. On the west are single-family homes developed in [the] 50-60's, to the south there are townhomes developed in the 80-90's.”

Staff agree, noting that the property is directly bounded on the west by residentially-zoned property that has been developed with platted single-family homes and bounded to the south by four-unit single-owner townhomes. Land to the far west is developed as a multi-hundred-unit townhome complex. Neighboring land uses to the north and east do not directly interact due to their lack of development or the significance of the transportation corridor. **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: “Developing the property as commercial could be more impactful to the general public regarding building use intensity, site coverage, parking and lighting. As residential, it would likely be more compatible with the immediate and adjacent properties in the area.”

Staff believe that both the Owner and the public would benefit from the proposed rezoning. The Owner would be able to make effective use of property that has remained undeveloped since it was annexed into the City. 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. In addition, the public will benefit from decreasing the potential for large-scale commercial uses that are currently permitted by right in C-1 (Hospitals, Schools, Hotels) in an area that has already developed with residential uses.

From the perspective of hardship, if the request is not granted, the Owner would experience a 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. **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: “We have met with Development Services staff and they have acknowledged that adequate street infrastructure and utilities are adjacent to the site for development. The infrastructure demands for a residential development would be generally equal to, or less impactful than the current commercial zoning.”

Staff agree that the existing street network could adequately serve the subject property in Districts less intensive than the existing zoning, such as the proposed R-3A. Vehicle access would be provided via new curbs cut along Maple Hill Road, which is classified as a Local Road or Street. All connections would be reviewed and confirmed by the City’s Traffic Engineer prior to 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: “Regardless of how the property develops, current design standards (by the City) would require storm water drainage control for the site including the design and construction of a detention facility in response to the site development.”

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. Off-site 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: “As previously stated, the basic and existing infrastructure would support the proposed development. As the area is already developed, police and fire already service the area. With regard to schools, a site of this size would not substantially impact the school system.”

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. The property has been annexed to the McLean County Unit 5 School District, with attendance assigned at Fox Creek Elementary School, Parkside Junior High, and Normal Community West High School. **Standard is met.**

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

The Applicant states: “Never-ending argument. The BN community has been fortunate to see assessed valuation of properties consistently increase over the years. The current development climate would also make it difficult to construct properties valued well in excess of those in the surrounding area.”

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.

The Applicant states: "The Comprehensive Plan's future growth and land use plan shows the area as residential. If further desires more dense development strategies and incents infill opportunities where and when possible."

Staff agree, referring to the prior item "Compliance with the Comprehensive Plan" in this report, which states that this property is designated for future, high-density residential development. Staff believe that developing the property with Single-Family Attached and/or Detached homes would 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: "Yes, the Bloomington and Normal municipal leadership, Economic Development Council, and Real Estate communities have consistently indicated the need for additional housing to serve community for the past 5-10 years."

Staff agree, noting that multiple studies have identified the need for additional housing options in the area. The proposed zoning would permit the further development of a diverse range of housing options designed for owner-occupancy, including 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:

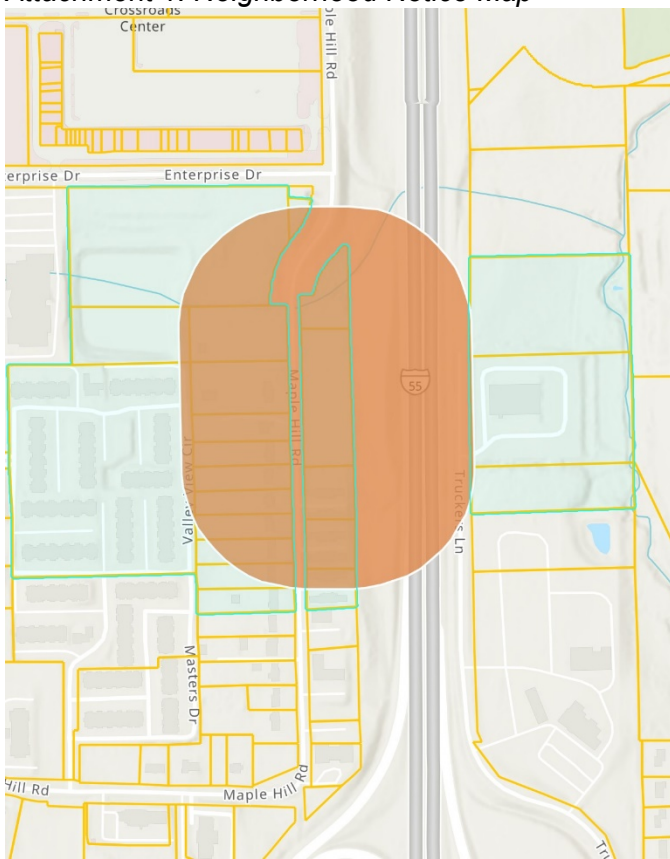
Motion to establish findings of fact that the request for approval of the proposed Zoning Map Amendment to the R-3A (Multiple-Family Residence) District **is in the public interest and not solely for the benefit of the Applicant or Property Owner** and to recommend **approval** of the request.

Respectfully submitted,
Marcus Ricci, AICP
Planner III

Attachments:

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

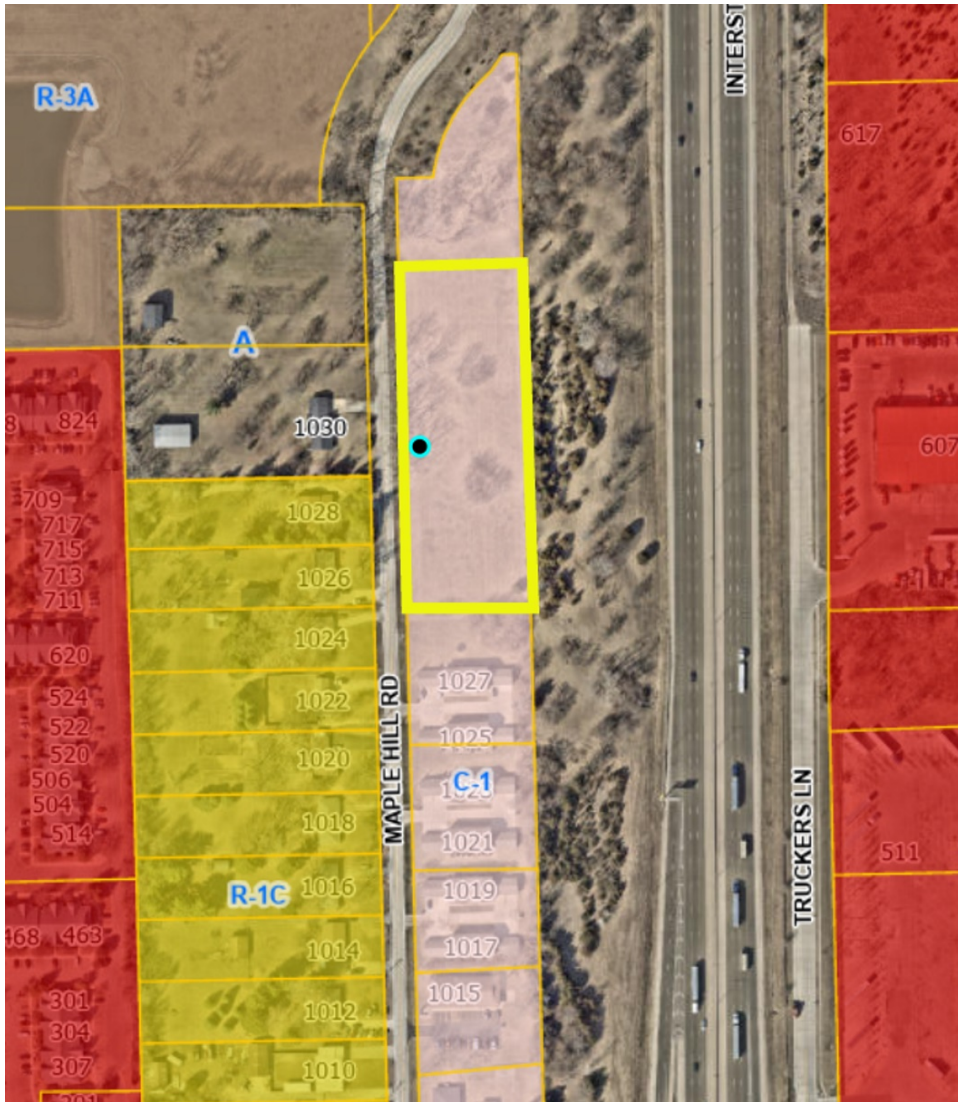
Attachment 1: Neighborhood Notice Map



Attachment 2: Aerial Image



Attachment 3: Zoning Map

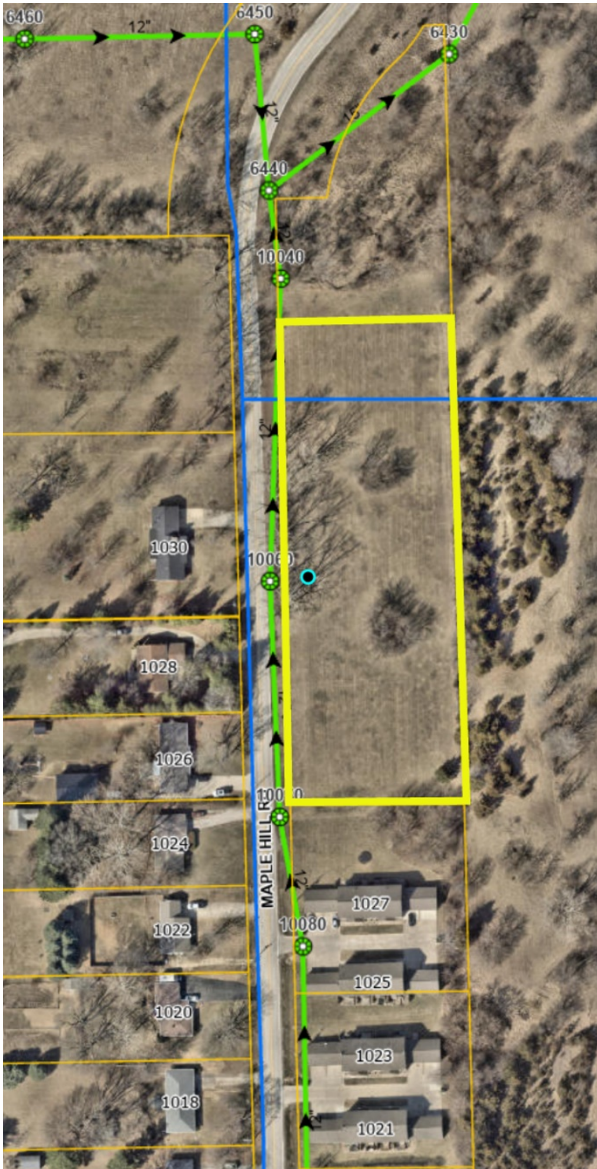


Attachment 4: Street View & Bird's-eye view (Google Maps)





Attachment 5: Utilities Map



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

- Future Land Use Comp Plan Figures ...
- Future Land Use ...
- Emerging 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 ...
- 2024 Existing Land Use ...
- McLeanCo School Information ...
- Election Data ...
- CensusData ...
- ETJ ...



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 ...
- 2024 Existing Land Use ...
- McLeanCo School Information ...
- Election Data ...





**Planning Zoning General
Application**
Development Services Department

Submitted On:
Dec 10, 2025, 02:51PM EST

Request Information

Application Type (Select All That Apply)	Zoning Map Amendment
Brief Project Description and Justification	Applicant is requesting the rezoning of the property at 1029 Maple Hill Road for the purpose of a residential development. The property is currently zoned C-1 Office District. We have met with the PRG to review the proposal and they are supportive of the request as it aligns with the surrounding land uses, and the Comprehensive Plan.
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	1029 Maple Hill Road
Parcel Identification Number(s) (PINs)	14-31-400-038
Legal Description	E ALLIN'S SUB LOT 24 2.57 ACRES
Is this property subject to any Home Owners' Association, Restrictive Covenants, or other deed restrictions?	I Don't Know
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: Rebecca Last Name: Johnson
Applicant Title or Business (Optional)	Contract Purchaser
Applicant Contact Information	[REDACTED]
Applicant Full Address	Street Address: 200 W. Monroe Box #32 City: Bloomington State: IL Zip: 61701
Is this property owned by the applicant?	No

Property Owner Information

Property Owner Full Name	First Name: Marlene Last Name: Carroll
Property Owner Phone Number	[REDACTED]
Property Owner Email	[REDACTED]
Property Owner Title or Business (Optional)	Owner
Property Owner Full Address	Street Address: 14001 Lavante Court City: Bonita Springs State: FL Zip: 34135
Proof of Property Owner Consent	Rezoning Letter Owner's Signature.pdf

Additional Parties (Optional)

Party 1	Greg Troemel Farnsworth Group
Party 1 Contact Information	[REDACTED]
Party 2	Greg Troemel
Party 2 Contact Information	[REDACTED]
Party 3	
Party 3 Contact Information	

Property Characteristics

Current Use of Property	Vacant
Proposed Use of Property	Residential

Notes	
Current Zoning	C-1 (Office) 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?	The applicant team met with Development Services Department, and it is their recommendation to request this zoning change. This is based on the existing developed property in the area, and in line with the Comprehensive Plan for future growth.
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Zoning Map Amendment (Rezoning)

Proposed Zoning	R3-A (Multiple-Family Residence) District
Discuss the suitability of the subject property for uses authorized by the existing zoning.	The current C-1 zoning is geared toward office uses. As you move further south on Maple Hill Road it does transition to office/business typers uses. In this specific location, the adjacent and surrounding uses are residential.
How long has this property remained vacant, as zoned, considered in the context of land development in the area?	Based on aerial photography, the property has been undeveloped since at least 1940's. The assumption is the property was never previously developed.
Discuss the suitability of the subject property for uses authorized by the proposed zoning.	As stated above, the immediate south and west properties are developed as residential. On the west are single-family homes developed in 50-70's, to the south there are townhomes developed in the late 1990's through early 2000's.
Discuss the suitability of the proposed zoning, as related to the existing land uses and zoning of nearby property.	Given the existing developed residential properties to the west and south it would seem R-3 zoning would be considered suitable. On the west are single-family homes developed in 50-60's, to the south there are townhomes developed in the 80-90's.
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.	Developing the property as commercial could be more impactful to the general public regarding building use intensity, site coverage, parking and lighting. As residential, it would likely be more compatible with the immediate and adjacent properties in the area.
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.	We have met with Development Services staff and they have acknowledged that adequate street infrastructure and utilities are adjacent to the site for development. The infrastructure demands for a residential development would be generally equal to, or less impactful than the current commercial zoning.

<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>Regardless of how the property develops, current design standards (by the City) would require storm water drainage control for the site including the design and construction of a detention facility in response to the site development.</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 uses permitted in the proposed zoning classification.</p>	<p>As previously stated, the basic and existing infrastructure would support the proposed development. As the area is already developed, police and fire already service the area. With regard to schools, a site of this size would not substantially impact the school system.</p>
<p>Discuss the extent to which property values are diminished by the restrictions of the proposed zoning.</p>	<p>Never-ending argument. The BN community has been fortunate to see assessed valuation of properties consistently increase over the years. The current development climate would also make it difficult to construct properties valued well in excess of those in the surrounding area.</p>
<p>Discuss whether a Comprehensive Plan for land use and development exists, and whether the amendment is in harmony with it.</p>	<p>The Comprehensive Plan's future growth and land use plan shows the area as residential. If further desires more dense development strategies and incents infill opportunities where and when possible.</p>
<p>Discuss whether the City needs more of the types of uses allowed in the proposed District.</p>	<p>Yes, the Bloomington and Normal municipal leadership, Economic Development Council, and Real Estate communities have consistently indicated the need for additional housing to serve community for the past 5-10 years.</p>

General

<p>Full-Sized, Legible Site Plan</p>	<p>1029 Maple Hill Road.pdf</p>
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Application-Specific Requirements

<p>Signature Data</p>	<p>First Name: Greg Last Name: Troemel Email Address: gtroemel@f-w.com</p>
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Greg Troemel

Signed at: December 10, 2025 2:51pm America/New_York



Regular Agenda Item No. 5.C.

For Planning Commission: February 4, 2026

Ward Impacted: Ward 3
Ward 8

Subject: Z-02-26 - Public hearing, review, and action on a request initiated by the City of Bloomington, for the approval of a **Zoning Map Amendment** from the R-2 (Multiple-Family Residence) District to the R-1C (Single-Family Residence) District, for the Subdivisions of Old Farm Lakes No. 1, Old Farm Lakes No. 2, Old Farm Lakes No. 3, Old Farm Lakes No. 4, Old Farm Lakes No. 5, Old Farm Lakes No. 6, Old Farm Lakes No. 7, Old Farm Lakes No. 8, Old Farm Lakes No. 9, Old Farm Lakes No. 10, Old Farm Lakes No. 11, Old Farm Lakes No. 12, Old Farm Lakes No. 13, Old Farm Lakes No. 14, Old Farm Lakes No. 15, a portion of Old Farm Lakes Gardens, and Replat of Lots 1, 2, 3 & 4 & Outlot 2 Old Farm Lakes No. 1, 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-1C (Single-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 4c. Preservation of property/home valuations

Background: In response to inquiries from residents the City reviewed the characteristics of the properties and homes throughout the subdivision for compliance with the zoning code and determined that a Zoning Map Amendment for the subject properties from the R-2 (Mixed Residence) District to the R-1C (Single-Family Residence) District would provide additional, desired restriction on permitted uses, without creating “non-conforming” properties. Following that review, the City initiated a Zoning Map Amendment case for 430 properties in the Old Farm Lakes (OFL) and Old Farm Lakes Gardens subdivisions that consist of single-family detached structures on at least 50-ft width lots.

The area of consideration is approximately 133 acres located at the southwest corner of Oakland Avenue and Streid Road, near the western border of the Central Illinois Regional Airport (CIRA) property. Different portions of the subdivision were developed from approximately 1987-1998, including OFL Addition Numbers 1 through 15, a replat of Lots from OFL Number 1, and OFL Gardens Lots 1-39 and 52-63. OFL Gardens Lots 40-51 were re-subdivided and developed into single-family attached homes; these are not a subject of this case. The area consists of public roads, privately-owned Lots of Record, and Outlots that are owned and maintained by a Property Owner’s Association (OFLPOA).

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 January 8, 2026. Certified mail, return receipt requested, letters were

sent to the owner of each of the 430 properties proposed for rezoning. Courtesy notices were mailed to 383 property owners within 500 feet of the property.

Financial Impact: N/A

Attachments:

1. Z-02-26 Staff Report



TO: Planning Commission

FROM: Development Services Department

DATE: February 4, 2026

CASE NO: Z-02-26, Zoning Map Amendment

REQUEST: Public hearing, review, and action on a request initiated by the City of Bloomington, for the approval of a Zoning Map Amendment from the R-2 (Multiple-Family Residence) District to the R-1C (Single-Family Residence) District, for the Subdivisions of Old Farm Lakes No. 1, Old Farm Lakes No. 2 Old Farm Lakes No. 3, Old Farm Lakes No. 4, Old Farm Lakes No. 5, Old Farm Lakes No. 6, Old Farm Lakes No. 7, Old Farm Lakes No. 8, Old Farm Lakes No. 9, Old Farm Lakes No. 10, Old Farm Lakes No. 11, Old Farm Lakes No. 12, Old Farm Lakes No. 13, Old Farm Lakes No. 14, Old Farm Lakes No. 15, a portion of Old Farm Lakes Gardens, and Replat of Lots 1, 2, 3 & 4 & Outlot 2 Old Farm Lakes No. 1 (see Attachment 1 for full list of individual properties and PINs).

BACKGROUND

Request

In response to inquiries from residents the City reviewed the characteristics of the properties and homes throughout the subdivision for compliance with the zoning code and determined that a Zoning Map Amendment for the subject properties from the R-2 (Mixed Residence) District to the R-1C (Single-Family Residence) District would provide additional, desired restriction on permitted uses, without creating “non-conforming” properties. Following that review, the City initiated a Zoning Map Amendment case for 430 properties in the Old Farm Lakes (OFL) and Old Farm Lakes Gardens subdivisions that consist of single-family detached structures on at least 50-ft width lots.

Notice

The application was filed in conformance with applicable procedural and public notice requirements. Notice was published in *The Pantagraph* on January 8, 2026. Certified mail, return receipt requested, letters were sent to the owner of each of the 430 properties proposed for rezoning. Courtesy notices were mailed to 383 property owners within 500 feet of the property.

Property Characteristics

The property that comprises the Old Farm Lakes subdivision(s) was annexed in 1986 (Ord. No. 1986-152) for the planned development called “*The Shores*,” with a zoning of R-3A (Mixed-Residence) District in the northeast corner (OFL Gardens) and R-2 (Mixed Residence) District (Ord. No. 1986-153) assigned to the balance of the acreage. Despite the planned zoning, a majority of the development has been planned for single-family homes from the beginning (Attachment 4).

The area of consideration is approximately 133 acres located at the southwest corner of Oakland Avenue and Streid Road, near the western border of the Central Illinois Regional Airport (CIRA) property. Different portions of the subdivision were developed from approximately 1987-1998, including OFL Addition Numbers 1 through 15, a replat of Lots from OFL Number 1, and OFL Gardens Lots 1-39 and 52-63. OFL Gardens Lots 40-51 were re-subdivided and developed into single-family attached homes; these are not a subject of this case. The area consists of public roads, privately-owned Lots of Record, and Outlots that are owned and maintained by a Property Owner’s Association (OFLPOA).

Surrounding Zoning and Land Uses

	Zoning	Land Use(s)
North	R-2 (Mixed Residence) District, County R-1 (Single Family) District	Single-Family Residential
South	R-1C (Single-Family Residence) District	Single-Family Residential
East	R-2 (Mixed Residence) District, P-2 (Public Lands & Institutions) District	Multiple-Family Residential, Single-Family Attached, Place of Worship
West	R-2 (Mixed Residence) District and R-1B (Single-Family Residence) District	Single-Family Residential, Two-Family Residential

ANALYSIS

Comparison of Existing and Proposed Districts

Existing Zoning: R-2 Mixed Residence District.

The R-2 Residence District is intended to accommodate development characterized by a mixture of housing types at a high single-family and a low multiple-family dwelling unit density. Densities of up to approximately 13 dwelling units per acre are allowed. This district ...serves as a zone of transition between lower density residential districts and residential districts that permit greater land use intensity and dwelling unit density (§ 44-401E).

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

The R-1C Residence District is intended to provide primarily for the establishment of areas of higher density single-family detached dwelling units while recognizing the potential compatibility of two-family dwelling units as special uses. Densities of approximately eight dwelling units per acre are allowed. This district may be applied to newly developing areas as well as the older residential areas of the City... (§ 44-401C).

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 in the Built Areas Map as “Low Density Residential.” 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 N-2 (Improve community identity and appearance by celebrating the unique nature and character of the City’s individual neighborhoods)
 - Objective N-2.2 (Celebrate the uniqueness of Bloomington’s neighborhoods)

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.

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

The development was constructed with single-family dwellings served by 6-inch or 8-inch public water main and 8-inch to 12-inch sanitary sewer, so the infrastructure could handle an increase to two dwelling units (two-family) that is possible in the existing R-2 District. However, few of the existing platted lot widths meet the minimum buildable lot width of 75-ft that is required for “Attached and Multi-Residential” uses in the R-2 District. This means that, while permitted by right, side-by-side two-family (what most people colloquially call “duplexes”) would require the assembly of two (2) lots and demolition of two (2) single-family homes for the construction of any higher-intensity use. This is highly unlikely due to the financial considerations of such an undertaking. Other higher-intensity Household Living uses possible in the District require a Special Use Permit and would likely not be pursued for similar reasons. Group Living uses that require a Special Use Permit would likely be inappropriate due to the design and condition of the transportation infrastructure, with the primary road network having a PASER rating of 5 or below (scale of 1-10, with 10 being the best and 1 being the worst), indicating significant aging and pavement deterioration, requiring capital preventive maintenance (Attachment 6). **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 subject property has been developed with single-family detached dwellings which are permitted by right in both the existing and proposed zoning, on platted lots that meet the minimum lot width requirements, since the late 1980s. **Standard is met.**

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

Staff believe the subject property would be appropriate for most uses permitted in the proposed R-1C District due to existing accessibility to public road and bicycle networks, availability of public water, and sanitary sewer; stormwater management is also existing. **Standard is met.**

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

With the exception of smaller lots and higher-intensity uses between OFL and the airport, this area is surrounded predominantly by Single-Family zoning and Single-Family uses. The subdivision to the south was developed with a very similar character to OFL and is zoned R-1C, as is proposed for OFL. The subdivision to the west was developed with a similar character to OFL and is zoned lower-intensity single-family (R-1B). **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.

As a City-initiated action, gain for the subject property owners is the same as gain for the public; further solidifying the character of this neighborhood as single-family, as has been the publicly expressed desire of many of the residents. Potential hardships include the removal of the property owner’s ability to convert an existing single-family dwelling into a two-family dwelling by right, or the potential for Lots, Uses, or structures to become nonconforming and place insurance or financing mechanisms at risk. Staff has not identified any Uses, Lots of Record or primary structures which would become nonconforming as a result of this rezoning. Staff has not identified any permitting or special use requests to implement two-family, multiple-family, or Group Living uses in the subject area. **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 existing street network adequately serves the subject property for the existing single-family uses. Each existing Lot of Record has been granted one curb cut from a public street. See Standard (1). **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.**

Stormwater management on the subject property is already designed and constructed. It will continue to be managed according to the City's Manual of Practice. Drainage patterns are not expected to change. **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.**

An adequate road network and public services are already available to the subject properties. The area is part of the Bloomington District 87 school district, attending Washington Elementary and Bloomington Junior and High School. **Standard is met.**

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

Property values are unlikely to be diminished by the Zoning Map Amendment, and future development of the property with uses appropriate for the R-1C District should not negatively impact property values in the neighborhood, as it should be of similar or same character as existing development. **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 built as low-density residential development. Staff believe that restricting the property to Single-Family or Two-Family homes would align with the Comprehensive Plan. **Standard is met.**

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

Multiple studies have identified the need for additional housing options in the city, but a large part of the demand is still for platted residences in single-family neighborhoods, similar to what is currently constructed in OFL. **Standard is met.**

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-1C (Single-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,
Alissa Pemberton
Planning Manager

Attachments:

1. Complete List of Properties to be Rezoned
2. Zoning Map
3. Aerial Image
4. General Area Plan for "The Shores"
5. Comprehensive Plan: Built Areas
6. PASER Rating Map
7. Neighborhood notice map
8. Application for Zoning Map Amendment (separate document)

Attachment 1: Complete List of Properties to be Rezoned

3402 FOUNTAIN LAKE DR (PIN: 2112201025), 3404 FOUNTAIN LAKE DR (PIN: 2112201026), 3406 FOUNTAIN LAKE DR (PIN: 2112201027), 3408 FOUNTAIN LAKE DR (PIN: 2112201028), 3410 FOUNTAIN LAKE DR (PIN: 2112201029), 3412 FOUNTAIN LAKE DR (PIN: 2112201030), 3414 FOUNTAIN LAKE DR (PIN: 2112201031), 3416 FOUNTAIN LAKE DR (PIN: 2112201032), 3418 FOUNTAIN LAKE DR (PIN: 2112201033), 3420 FOUNTAIN LAKE DR (PIN: 2112201034), 3422 FOUNTAIN LAKE DR (PIN: 2112201035), 1 FOUNTAIN LAKE CT (PIN: 2112201036), 3 FOUNTAIN LAKE CT (PIN: 2112201037), 5 FOUNTAIN LAKE CT (PIN: 2112201038), 7 FOUNTAIN LAKE CT (PIN: 2112201039), 9 FOUNTAIN LAKE CT (PIN: 2112201040), 11 FOUNTAIN LAKE CT (PIN: 2112201041), 13 FOUNTAIN LAKE CT (PIN: 2112201042), 15 FOUNTAIN LAKE CT (PIN: 2112201043), 17 FOUNTAIN LAKE CT (PIN: 2112201044), 19 FOUNTAIN LAKE CT (PIN: 2112201045), 20 FOUNTAIN LAKE CT (PIN: 2112201046), 18 FOUNTAIN LAKE CT (PIN: 2112201047), 16 FOUNTAIN LAKE CT (PIN: 2112201048), 14 FOUNTAIN LAKE CT (PIN: 2112201049), 12 FOUNTAIN LAKE CT (PIN: 2112201050), 3405 WINDMILL RD (PIN: 2112201051), 3407 WINDMILL RD (PIN: 2112201052), 3409 WINDMILL RD (PIN: 2112201053), 3411 WINDMILL RD (PIN: 2112201054), 3413 WINDMILL RD (PIN: 2112201055), 603 OLD FARM RD (PIN: 2112201056), 605 OLD FARM RD (PIN: 2112201057), 607 OLD FARM RD (PIN: 2112201058), 609 OLD FARM RD (PIN: 2112201059), 10 HARVEST CT (PIN: 2112201060), 8 HARVEST CT (PIN: 2112201061), 6 HARVEST CT (PIN: 2112201062), 4 HARVEST CT (PIN: 2112201063), 2 HARVEST CT (PIN: 2112201064), 1 HARVEST CT (PIN: 2112201065), 3 HARVEST CT (PIN: 2112201066), 5 HARVEST CT (PIN: 2112201067), 7 HARVEST CT (PIN: 2112201068), 9 HARVEST CT (PIN: 2112201069), 3306 CUMBRIA DR (PIN: 2112201070), 3308 CUMBRIA DR (PIN: 2112201071), 3310 CUMBRIA DR (PIN: 2112201072), 3312 CUMBRIA DR (PIN: 2112201073), 3314 CUMBRIA DR (PIN: 2112201074), 703 OLD FARM RD (PIN: 2112201075), 3316 CUMBRIA DR (PIN: 2112201076), 3405 FOUNTAIN LAKE DR (PIN: 2112204001), 3407 FOUNTAIN LAKE DR (PIN: 2112204002), 3409 FOUNTAIN LAKE DR (PIN: 2112204003), 3411 FOUNTAIN LAKE DR (PIN: 2112204004), 3413 FOUNTAIN LAKE DR (PIN: 2112204005), 3415 FOUNTAIN LAKE DR (PIN: 2112204006), 3417 FOUNTAIN LAKE DR (PIN: 2112204007), 3419 FOUNTAIN LAKE DR (PIN: 2112204008), 3421 FOUNTAIN LAKE DR (PIN: 2112204009), 3402 WINDMILL RD (PIN: 2112204010), 3404 WINDMILL RD (PIN: 2112204011), 3406 WINDMILL RD (PIN: 2112204012), 3408 WINDMILL RD (PIN: 2112204013), 3410 WINDMILL RD (PIN: 2112204014), 3412 WINDMILL RD (PIN: 2112204015), 3414 WINDMILL RD (PIN: 2112204016), 503 OLD FARM RD (PIN: 2112204017), 505 OLD FARM RD (PIN: 2112204018), 507 OLD FARM RD (PIN: 2112204019), 402 OLD FARM RD (PIN: 2112205007), 404 OLD FARM RD (PIN: 2112205008), 502 OLD FARM RD (PIN: 2112205009), 504 OLD FARM RD (PIN: 2112205010), 506 OLD FARM RD (PIN: 2112206001), 508 OLD FARM RD (PIN: 2112206002), 602 OLD FARM RD (PIN: 2112206003), 604 OLD FARM RD (PIN: 2112206004), 606 OLD FARM RD (PIN: 2112206005), 608 OLD FARM RD (PIN: 2112206006), 610 OLD FARM RD (PIN: 2112206007), 612 OLD FARM RD (PIN: 2112206009), 614 OLD FARM RD (PIN: 2112206010), 702 OLD FARM RD (PIN: 2112206011), 704 OLD FARM RD (PIN: 2112206012), 706 OLD FARM RD (PIN: 2112206013), 708 OLD FARM RD (PIN: 2112206014), 3 SHORELINE CT (PIN: 2112206016), 5 SHORELINE CT (PIN: 2112206017), 7 SHORELINE CT (PIN: 2112206018), 4 SWAN LAKE RD (PIN: 2112206019), 1 SHORELINE CT (PIN: 2112206020), 2 SHORELINE CT (PIN: 2112206021), 4 SHORELINE CT (PIN: 2112206022), 6 SHORELINE CT (PIN: 2112206023), 8 SHORELINE CT (PIN: 2112206024), 6 SWAN LAKE RD (PIN: 2112206026), 8 SWAN LAKE RD (PIN: 2112206027), 10 SWAN LAKE RD (PIN: 2112206028), 3305 CUMBRIA DR (PIN: 2112209001), 3307 CUMBRIA DR (PIN: 2112209002), 3309 CUMBRIA DR (PIN: 2112209003), 3311 CUMBRIA DR (PIN: 2112209004), 3313 CUMBRIA DR (PIN: 2112209005), 3315 CUMBRIA DR (PIN: 2112209006), 4 WEATHERVANE CT (PIN: 2112209021), 6 WEATHERVANE CT (PIN: 2112209022), 8 WEATHERVANE CT (PIN: 2112209023), 803 OLD FARM RD (PIN: 2112209024), 10 WEATHERVANE CT (PIN: 2112209025), 2 WEATHERVANE CT (PIN: 2112209026), 1 WEATHERVANE CT (PIN: 2112209027), 3 WEATHERVANE CT (PIN: 2112209028), 5 WEATHERVANE CT (PIN: 2112209029), 7 WEATHERVANE CT (PIN: 2112209030), 901 OLD FARM RD (PIN: 2112209031), 9 HAYLOFT RD (PIN: 2112209032), 11 HAYLOFT RD (PIN: 2112209033), 13 HAYLOFT RD (PIN: 2112209034), 15 HAYLOFT RD (PIN: 2112209035), 17 HAYLOFT RD (PIN: 2112209036), 19 HAYLOFT RD (PIN: 2112209037), 21 HAYLOFT RD (PIN: 2112209038), 23 HAYLOFT RD (PIN:

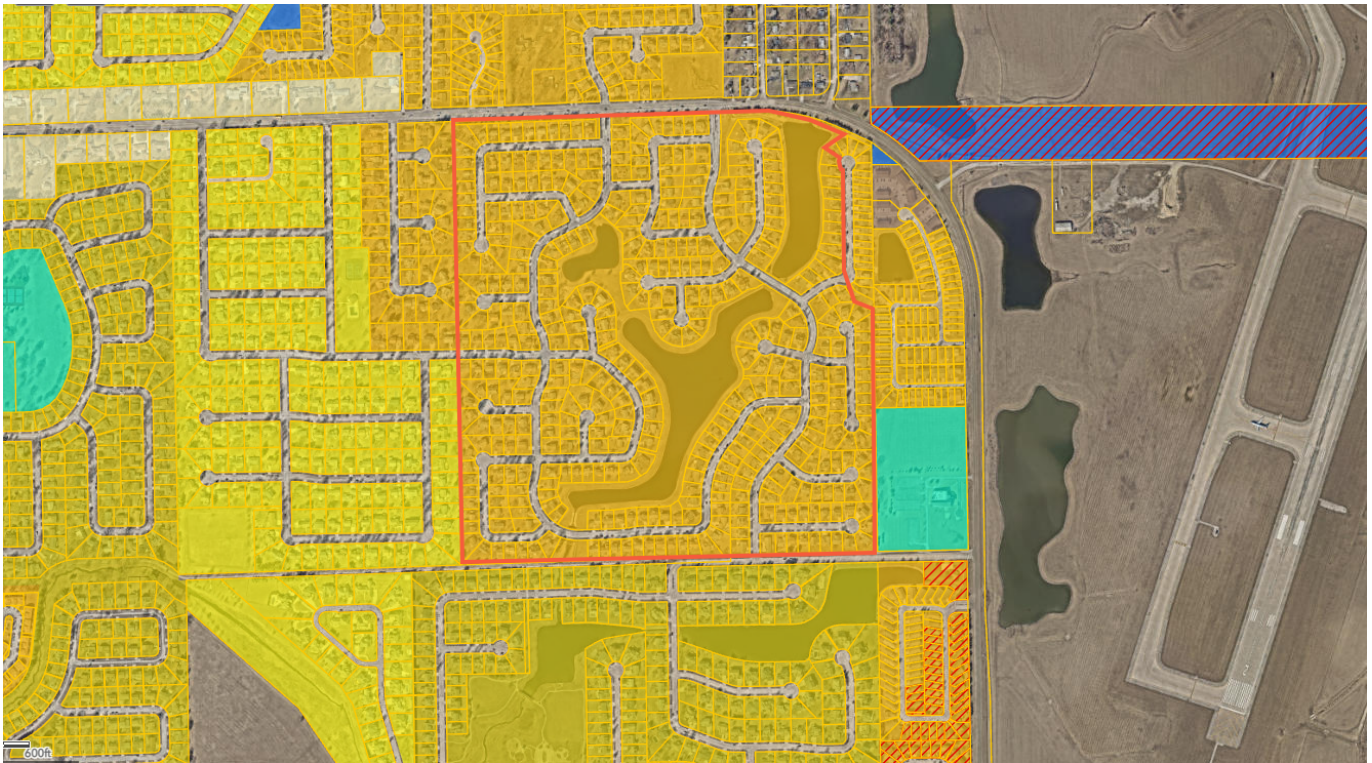
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(PIN: 2112232017), 3404 STARK DR (PIN: 2112232018), 1 RACHEL CT (PIN: 2112232019), 2 RACHEL CT (PIN: 2112232020), 4 RACHEL CT (PIN: 2112232021), 6 RACHEL CT (PIN: 2112232022), 8 RACHEL CT (PIN: 2112232023), 26 SWAN LAKE RD (PIN: 2112251001), 24 SWAN LAKE RD (PIN: 2112251002), 36 SWAN LAKE RD (PIN: 2112251003), 1004 OLD FARM RD (PIN: 2112251004), 1006 OLD FARM RD (PIN: 2112251005), 1008 OLD FARM RD (PIN: 2112251006), 1010 OLD FARM RD (PIN: 2112251007), 34 SWAN LAKE RD (PIN: 2112251008), 32 SWAN LAKE RD (PIN: 2112251009), 30 SWAN LAKE RD (PIN: 2112251010), 28 SWAN LAKE RD (PIN: 2112251011), 2 PRENZLER DR (PIN: 2112251012), 4 PRENZLER DR (PIN: 2112251013), 6 PRENZLER DR (PIN: 2112251014), 8 PRENZLER DR (PIN: 2112251015), 6 HAYLOFT RD (PIN: 2112252001), 14 HAYLOFT RD (PIN: 2112252002), 16 HAYLOFT RD (PIN: 2112252003), 18 HAYLOFT RD (PIN: 2112252004), 28 HAYLOFT RD (PIN: 2112252005), 4 HAYLOFT RD (PIN: 2112252006), 1001 OLD FARM RD (PIN: 2112252007), 1003 OLD FARM RD (PIN: 2112252008), 1005 OLD FARM RD (PIN: 2112252009), 1007 OLD FARM RD (PIN: 2112252010), 1009 OLD FARM RD (PIN: 2112252011), 14 SWAN LAKE RD (PIN: 2112276002), 16 SWAN LAKE RD (PIN: 2112276003), 18 SWAN LAKE RD (PIN: 2112276004), 20 SWAN LAKE RD (PIN: 2112276005), 22 SWAN LAKE RD (PIN: 2112276007), 10 PRENZLER DR (PIN: 2112277001), 12 PRENZLER DR (PIN: 2112277002), 14 PRENZLER DR (PIN: 2112277003), 16 PRENZLER DR (PIN: 2112277004), 28 PRENZLER DR (PIN: 2112277005), 18 PRENZLER DR (PIN: 2112277006), 30 PRENZLER DR (PIN: 2112277007), 32 PRENZLER DR (PIN: 2112277008), 34 PRENZLER DR (PIN: 2112277009), 36 PRENZLER DR (PIN: 2112277010), 38 PRENZLER DR (PIN: 2112277011), 40 PRENZLER DR (PIN: 2112277012), 42 PRENZLER DR (PIN: 2112277013), 44 PRENZLER DR (PIN: 2112277014), 46 PRENZLER DR (PIN: 2112277015), 52 PRENZLER DR (PIN: 2112277018), 54 PRENZLER DR (PIN: 2112277019), 48 PRENZLER DR (PIN: 2112277020), 50 PRENZLER DR (PIN: 2112277022), 619 EDDY RD (PIN: 2112277024), 623 EDDY RD (PIN: 2112277025), 8 STARK CIR (PIN: 2112277026), 6 STARK CIR (PIN: 2112277027), 1 STARK CIR (PIN: 2112277030), 3 STARK CIR (PIN: 2112277032), 5 STARK CIR (PIN: 2112277033), 7 STARK CIR (PIN: 2112277034), 9 STARK CIR (PIN: 2112277035), 2 STARK CIR (PIN: 2112277036), 4 STARK CIR (PIN: 2112277037), 11 PRENZLER DR (PIN: 2112278001), 13 PRENZLER DR (PIN: 2112278002), 15 PRENZLER DR (PIN: 2112278003), 17 PRENZLER DR (PIN: 2112278004), 19 PRENZLER DR (PIN: 2112278005), 21 PRENZLER DR (PIN: 2112278006), 27 PRENZLER DR (PIN: 2112278007), 25 PRENZLER DR (PIN: 2112278008), 23 PRENZLER DR (PIN: 2112278009), 29 PRENZLER DR (PIN: 2112278010), 31 PRENZLER DR (PIN: 2112278011), 33 PRENZLER DR (PIN: 2112278012), 35 PRENZLER DR (PIN: 2112278013), 37 PRENZLER DR (PIN: 2112278014), 39 PRENZLER DR (PIN: 2112278015), 41 PRENZLER DR (PIN: 2112278016), 43 PRENZLER DR (PIN: 2112278017), 53 PRENZLER DR (PIN: 2112278020), 807 EDDY RD (PIN: 2112278021), 809 EDDY RD (PIN: 2112278022), 811 EDDY RD (PIN: 2112278023), 901 EDDY RD (PIN: 2112278024), 903 EDDY RD (PIN: 2112278025), 905 EDDY RD (PIN: 2112278026), 907 EDDY RD (PIN: 2112278027), 909 EDDY RD (PIN: 2112278028), 911 EDDY RD (PIN: 2112278029), 913 EDDY RD (PIN: 2112278030), 915 EDDY RD (PIN: 2112278031), 917 EDDY RD (PIN: 2112278032), 45 PRENZLER DR (PIN: 2112278033), 49 PRENZLER DR (PIN: 2112278034), 702 EDDY RD (PIN: 2112279001), 704 EDDY RD (PIN: 2112279002), 706 EDDY RD (PIN: 2112279003), 802 EDDY RD (PIN: 2112279004), 804 EDDY RD (PIN: 2112279005), 806 EDDY RD (PIN: 2112279006), 808 EDDY RD (PIN: 2112279007), 810 EDDY RD (PIN: 2112279008), 1 JOSLIN CT (PIN: 2112279009), 3 JOSLIN CT (PIN: 2112279010), 5 JOSLIN CT (PIN: 2112279011), 7 JOSLIN CT (PIN: 2112279012), 9 JOSLIN CT (PIN: 2112279013), 11 JOSLIN CT (PIN: 2112279014), 2 JOSLIN CT (PIN: 2112279015), 4 JOSLIN CT (PIN: 2112279016), 6 JOSLIN CT (PIN: 2112279017), 12 JOSLIN CT (PIN: 2112279020), 14 JOSLIN CT (PIN: 2112279021), 4 MINKS CT (PIN: 2112279022), 6 MINKS CT (PIN: 2112279023), 8 MINKS CT (PIN: 2112279024), 10 MINKS CT (PIN: 2112279025), 12 MINKS CT (PIN: 2112279026), 14 MINKS CT (PIN: 2112279027), 906 EDDY RD (PIN: 2112279028), 904 EDDY RD (PIN: 2112279029), 902 EDDY RD (PIN: 2112279030), 3 MINKS CT (PIN: 2112279031), 5 MINKS CT (PIN: 2112279032), 7 MINKS CT (PIN: 2112279033), 9 MINKS CT (PIN: 2112279034), 11 MINKS CT (PIN: 2112279035), 13 MINKS CT (PIN: 2112279036), 15 MINKS CT (PIN: 2112279037), 2 LEXIS CT (PIN: 2112279039), 4 LEXIS CT (PIN: 2112279040), 6 LEXIS CT (PIN: 2112279041), 8 LEXIS CT (PIN: 2112279042), 10 LEXIS CT (PIN: 2112279043), 12 LEXIS CT (PIN: 2112279044), 14 LEXIS CT (PIN: 2112279045), 16 LEXIS CT (PIN: 2112279046), 18 LEXIS CT (PIN: 2112279047), 19 LEXIS CT (PIN: 2112279048), 916 EDDY RD (PIN: 2112279049), 3 LEXIS CT (PIN: 2112279050), 5 LEXIS CT (PIN: 2112279051), 7 LEXIS CT (PIN: 2112279052), 9 LEXIS CT (PIN:

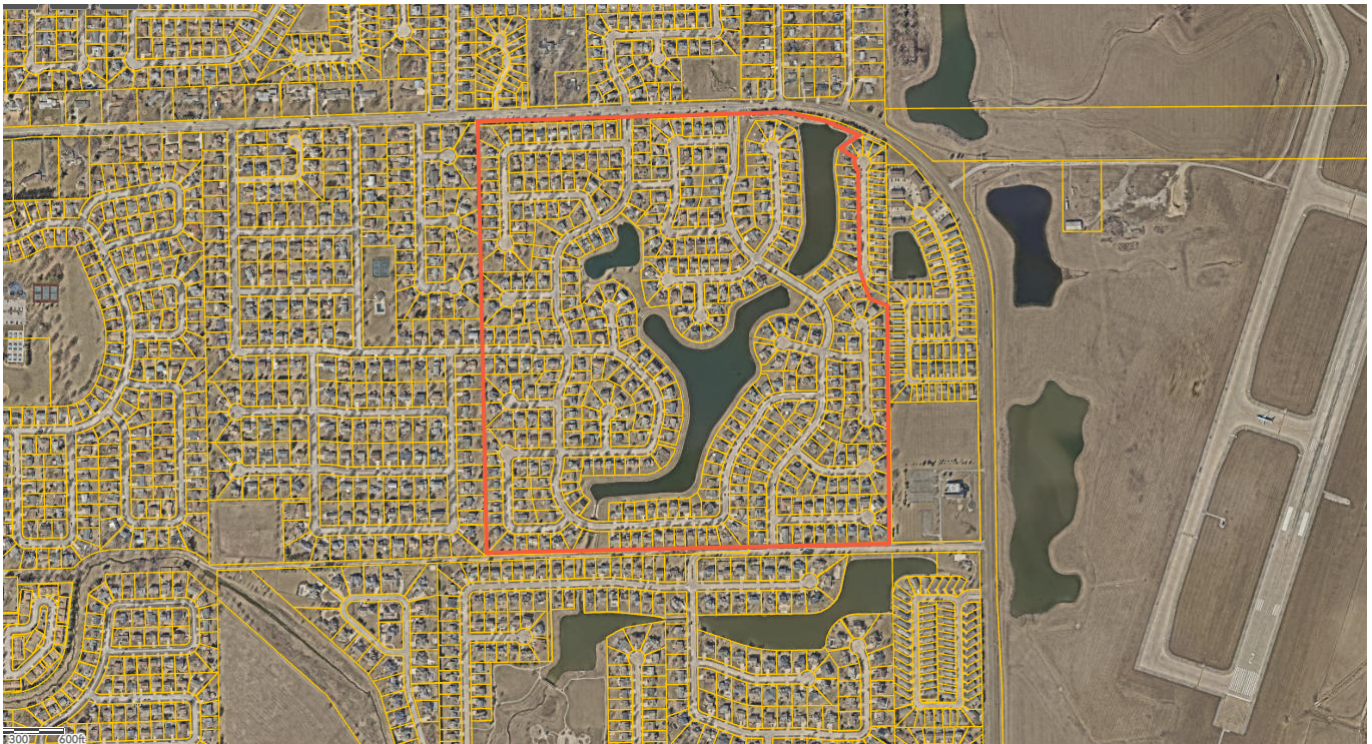
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The following un-addressed properties are also a subject of this request and hearing: **PIN: 2112209050**, MORE SPECIFICALLY DESCRIBED AS: OUTLOT A IN OLD FARM LAKES NO. 8, CITY OF BLOOMINGTON, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 5, 1993, AS DOC. NO. 93-33657, IN MCLEAN COUNTY, ILLINOIS; **PIN: 2112201024**, MORE SPECIFICALLY DESCRIBED AS: OUTLOT 1 IN OLD FARM LAKES NO. 1 SUBDIVISION TO THE CITY OF BLOOMINGTON, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 25, 1987, AS DOC. NO. 87-5456, IN MCLEAN COUNTY, ILLINOIS; **PIN: 2112205011**, MORE SPECIFICALLY DESCRIBED AS: OUTLOT 1 IN OLD FARM LAKES NO. 1 SUBDIVISION TO THE CITY OF BLOOMINGTON, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 25, 1987, AS DOC. NO. 87-5456, IN MCLEAN COUNTY, ILLINOIS; **PIN: 2112231031**, MORE SPECIFICALLY DESCRIBED AS: OUTLOT A AND OUTLOT B IN OLD FARM LAKES GARDENS, BEING A PART OF THE NORTHEAST ¼ OF SECTION 12, TOWNSHIP 23 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF BLOOMINGTON, ACCORDING TO THE PLAT THEREOF RECORDED MAY 8, 1998, AS DOC. NO. 98-15730, EXCEPTING THEREFROM THE RESUBDIVISION OF LOTS 40-51 IN OLD FARM LAKES GARDENS, IN MCLEAN COUNTY, ILLINOIS; **PIN: 2112276011**, MORE SPECIFICALLY DESCRIBED AS: OUTLOT 3 IN OLD FARM LAKES NO. 1 SUBDIVISION TO THE CITY OF BLOOMINGTON, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 25, 1987, AS DOC. NO. 87-5456, IN MCLEAN COUNTY, ILLINOIS, OUTLOTS 1 AND 2 IN IN OLD FARM LAKES NO. 2 SUBDIVISION TO THE CITY OF BLOOMINGTON, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 20, 1988, AS DOC. NO. 88-772, IN MCLEAN COUNTY, ILLINOIS, OUTLOT 1 IN OLD FARM LAKES NO. 3 SUBDIVISION TO THE CITY OF BLOOMINGTON, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 13, 1989, AS DOC. NO. 89-2020, IN MCLEAN COUNTY, ILLINOIS, OUTLOT A IN OLD FARM LAKES NO. 16 SUBDIVISION TO THE CITY OF BLOOMINGTON, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 8, 1996, AS DOC. NO. 96-9206, IN MCLEAN COUNTY, ILLINOIS, AND OLD FARM LAKE.

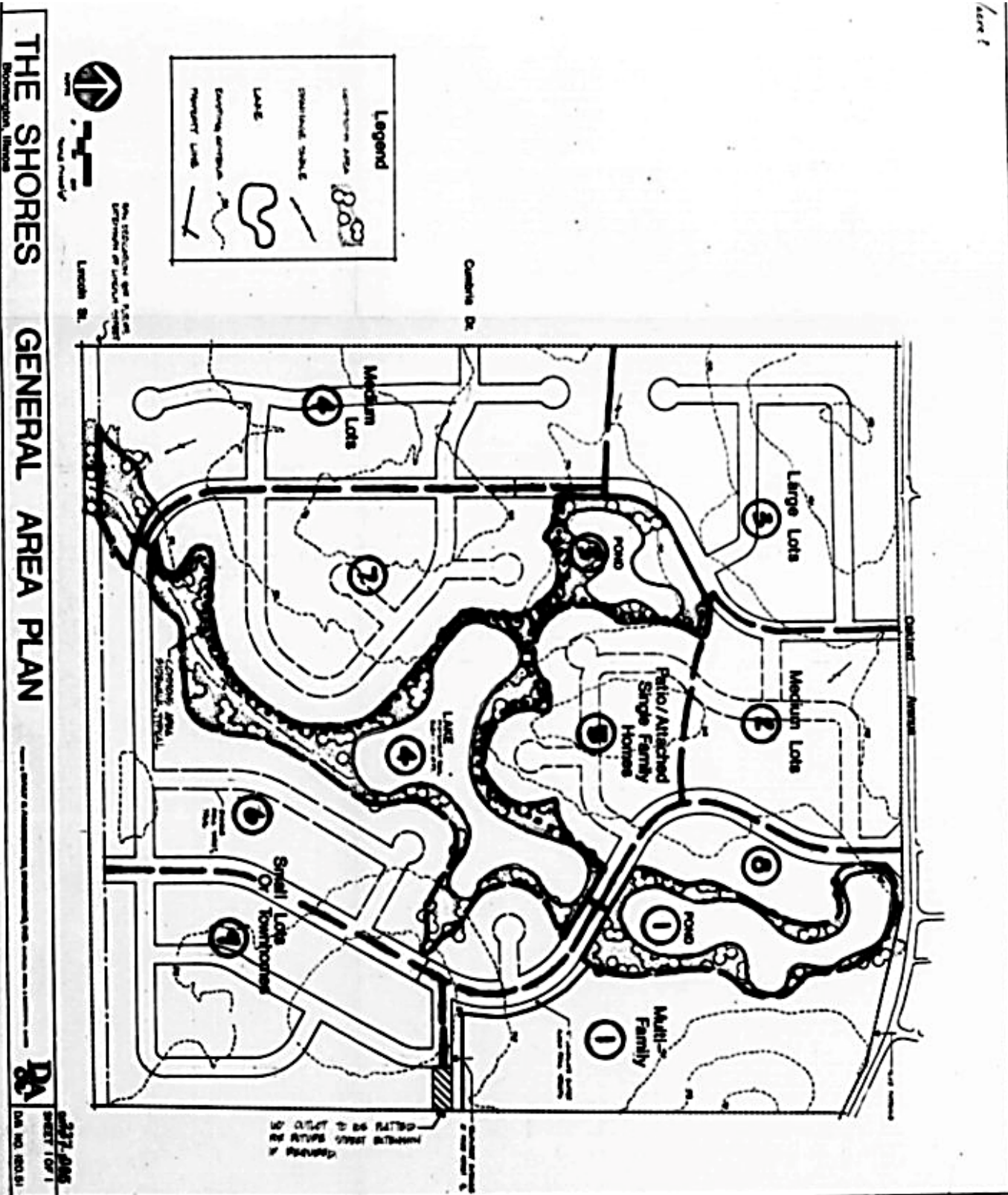
Attachment 2: Zoning Map



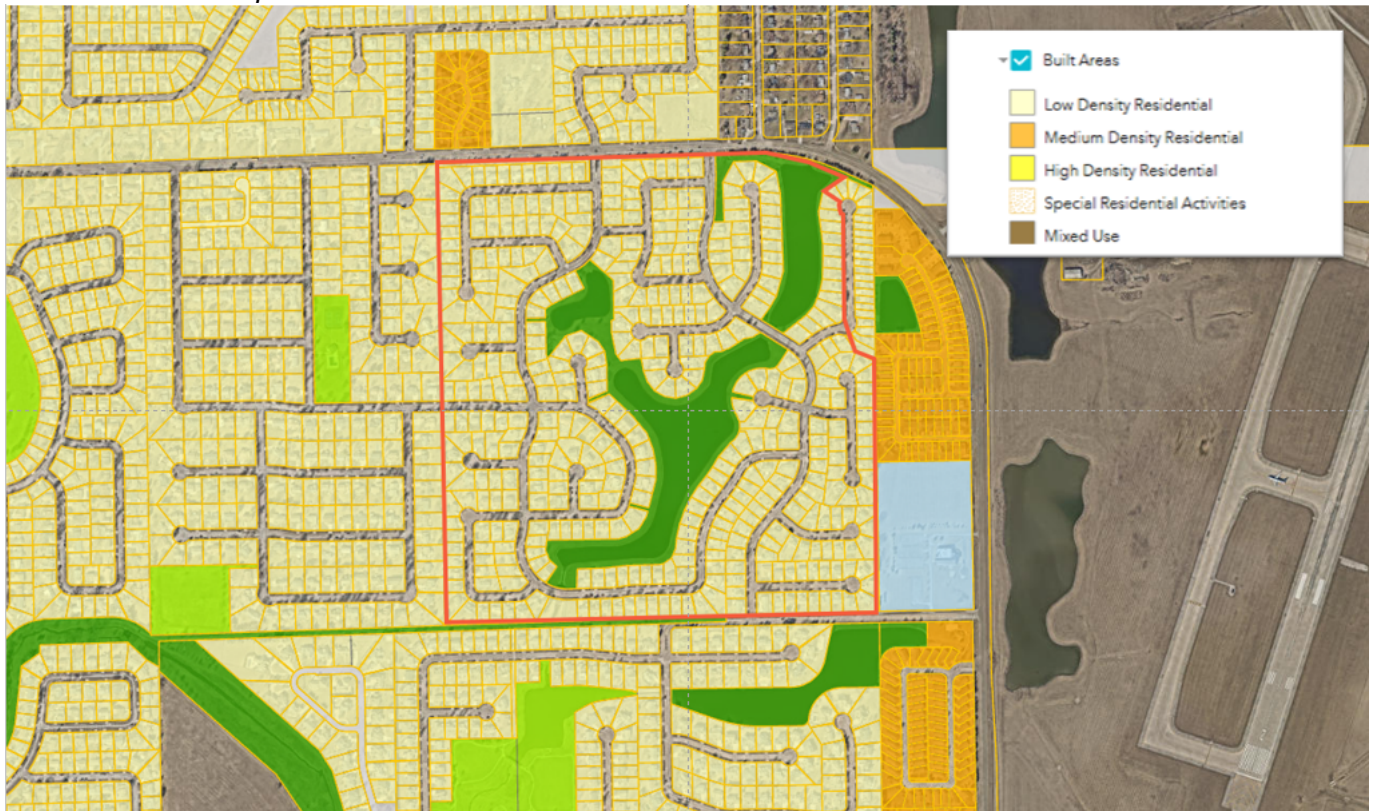
Attachment 3: Aerial Image



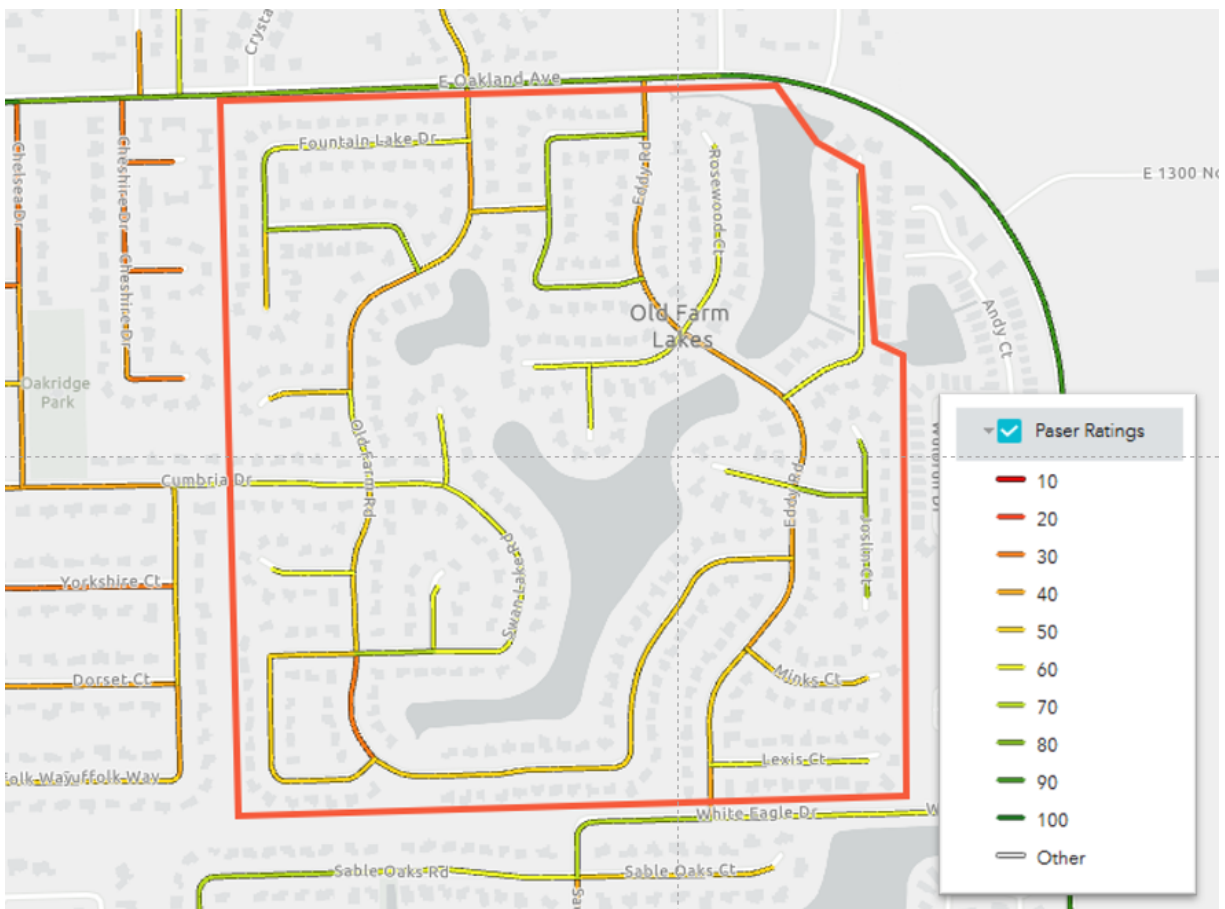
Level 1



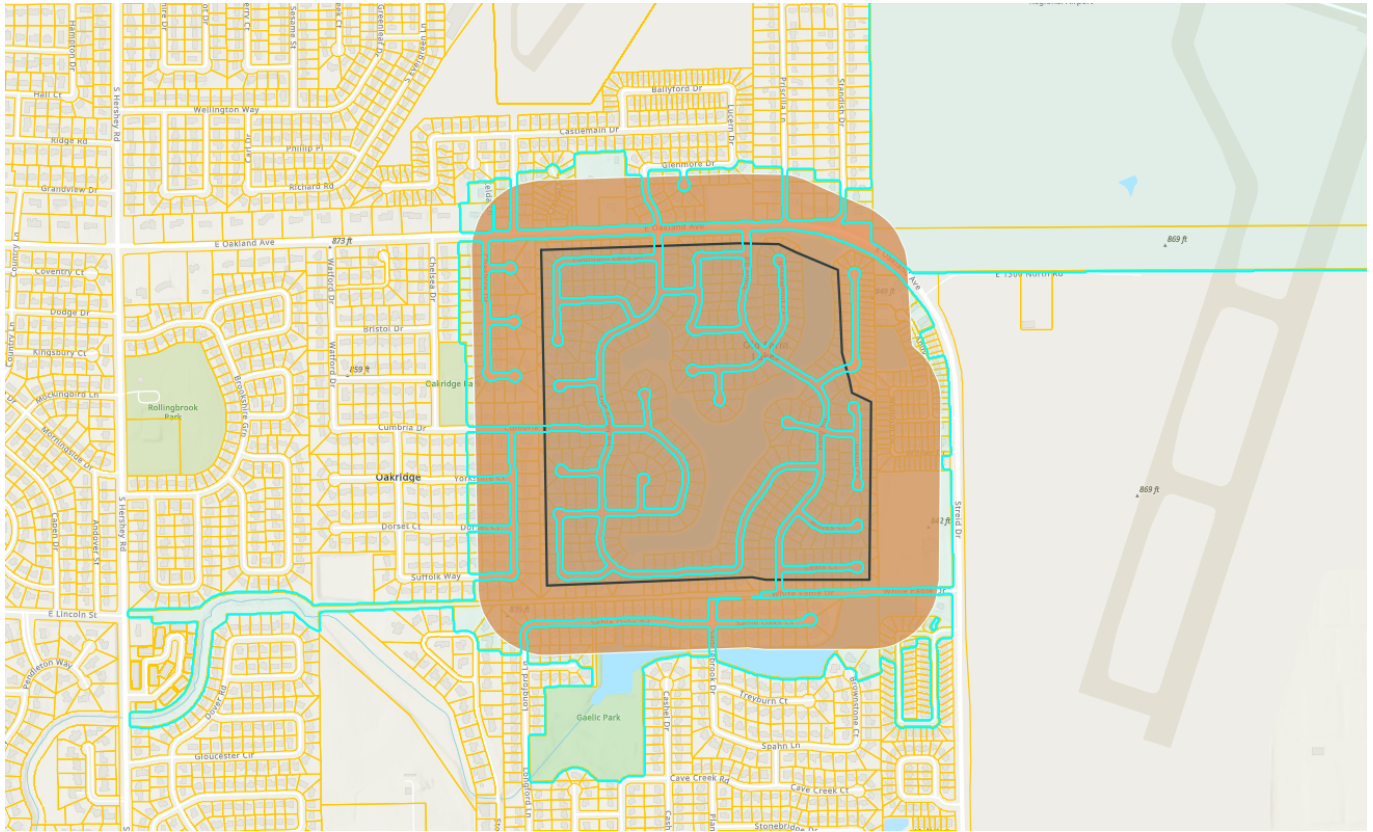
Attachment 5: Comprehensive Plan:



Attachment 6: PASER Rating Map



Attachment 7: Neighborhood Notice Map





New Business Item No. 6.A.

For Planning Commission: February 4, 2026

Ward Impacted: City Wide

Subject: Consideration and action on a proposal to change the Regular Session Planning Commission meeting schedule from the first Wednesday of every month to the first Thursday of every month, and the regular meeting location to the Government Center Board Room, as requested by the Development Services Department.

Recommended Motion: Motion to approve changing the regularly-scheduled meetings of the Bloomington Planning Commission to the first Thursday of the month, and regular meeting location to the Government Center Board Room, for the remainder of calendar year 2026.

Strategic Plan:

Goal 5. Great Place - Livable, Sustainable City

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

Background: Shifting the day of the Regular Session Planning Commission meetings to the First Thursday of the month—rather than first Wednesday—will allow a change in location to the Government Center Board Room (Council chambers). This change in location will enable the meetings to be broadcast live, if needed, to allow better participation via remote access. It will also provide the option to video-record (rather than just audio-record) the meeting, providing greater transparency and clarity on the proceedings of the meetings.

Community Groups/Interested Persons Contacted: Commission members responded favorably to an informal poll at the previous Commission meeting. The Deputy City Clerk has confirmed availability of the room at that time.

Financial Impact: None.

Attachments:

None