

MINUTES
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, MAY 9, 2018 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET
BLOOMINGTON, ILLINOIS

MEMBERS PRESENT: Mr. David Stanczak, Mr. Kevin Suess, Ms. Megan Headean, Mr. John Protzman, Mr. Eric Penn, Mr. Mark Muehleck, Mr. Thomas Kreiger, Ms. Megan McCann, Mr. Tyson Mohr, Mr. Chairman Justin Boyd

MEMBERS ABSENT: none

OTHERS PRESENT: Mr. George Boyle, City Attorney; Ms. Katie Simpson, City Planner; Ms. Izzy Rivera, Assistant City Planner, Mr. Kevin Kothe, City Engineer, Mr. Tony Meizelis, Engineer 1, Mr. J. Alan Balmer.

CALL TO ORDER Chairman Boyd called the meeting to order at 4:00 PM. Ms. Simpson called roll, and with ten members present, the commission had a quorum.

PUBLIC COMMENT: None

MINUTES: The Commission reviewed the minutes from the January 10, 2017 regular meeting. Mr. Krieger motioned to approve the minutes; seconded by Mr. Balmer, and approved by voice vote, 8-0.

RECOGNITION:

Recognition of Appreciation – James Pearson for his service on the Bloomington Planning Commission. Chairman Boyd announced the Commission would like to recognize Mr. Pearson for his service. Mr. Pearson was absent from the meeting.

Recognition of Appreciation – J. Alan Balmer for his service on the Bloomington Planning Commission. Chairman Boyd presented a resolution of appreciation to J.Alan Balmer for seven years of service with the Planning Commission and service to the City of Bloomington. Mr. Balmer accepted the resolution of appreciation.

REGULAR AGENDA:

PS-01-18 Public hearing, review and action on a petition submitted by FOB Development Inc. requesting approval of an amendment to the preliminary plan, “Empire Business Park Preliminary Plan” for the property located at the northeast corner of Airport Rd and Empire St., approximately 34.90 acres. (Ward 3)

Chairman Boyd introduced the case and explained the public hearing procedure. Ms. Simpson provided the staff report. She acknowledged that the City Engineer was in the audience at the meeting and available to answer questions regarding traffic. Ms. Simpson stated the Commission approved a preliminary plan in 2017 and had recommended the Zoning Board of Appeals

approve a variance for a reduction in the parking lot landscaping setback. Ms. Simpson stated staff is again asking the Planning Commission to recommend approval of a variance for the lots on the west side of the property. Ms. Simpson shared photos of the site and described the surrounding uses and zoning. She provided photos of the surrounding uses. She explained the site is identified as a Tier 1 Development Priority in the Comprehensive Plan. The city annexed the property, but public improvements are still needed. Ms. Simpson explained the addition of a sidewalk will allow for multimodal transportation, another goal identified in the Comprehensive Plan. Ms. Simpson described the major differences between the proposed amended preliminary plan and the previously approved plan including the removal of a cul-de-sac, addition of a private drive, and shared ingress/egress. She explained staff had a number of comments on the plan which the developer is in the process of correcting. Ms. Simpson described the staff comments and identified the requested variance. Ms. Simpson explained the proposed plan complies with the standards for a preliminary plan in Chapter 24.

Mr. Stanczak asked if the large lot at the south end of the development would have access to Airport Rd or Empire St. Ms. Simpson explained that no access strips run along both roads so the lot takes access from a shared access with the BroMenn Medical Center. Mr. Stanczak stated that he anticipates the lot will generate a large amount of traffic, due to its size, and is concerned that adequate access is provided. Ms. Simpson stated staff is encouraging onsite circulation and cross access between Lots 6, 14 and 17. Mr. Kothe added that the city would not like driveways on Galena Rd; he stated the private drive provides access through Galena because the driver could travel east or west off Galena. Galena also allows better queuing for cars heading on Airport. Ms. Simpson added that staff looked at a link to node ratio and found the site provided adequate connectivity. Chairman Boyd asked staff to explain the variance request. Ms. Simpson stated a variance was granted for the platted lot 13, but a variance was not approved for the lots south of lot 13. She stated that if the city is able to accommodate sidewalk in the right-of-way the variance would not be necessary.

Mr. Neil Finlen, Farnsworth Group, 2709 McGraw Bloomington, spoke on behalf of the petitioner. He explained that the buyers are driving the development of this property. He stated one buyer intends to purchase the southern property and develop this as a single complex with shared parking and access. He explained the buyer is aware of the access need. He stated the ingress/egress easement with BroMenn is pending and will be finalized before the June Council meeting. He stated everyone favored the curvilinear arrangement with Galena Rd, and that the petition has addressed the review comments provided by staff. Mr. Finlen stated the final plat will show the easement for the high pressure Nicor gas main. He stated some lots will provide onsite detention.

No one spoke in favor of the petition. No one spoke in opposition. Chairman Boyd declared the public hearing closed. There was no discussion from the Board.

Mr. Stanczak motioned to approve case PS-01-18, to approve the amended preliminary plan for Empire Business Park. Mr. Krieger seconded the motion. The motion was approved unanimously, 10-0 with the following votes cast: Mr. Stanczak—yes; Mr. Krieger—yes; Mr. Suess—yes; Mr. Protzman—yes; Ms. Headean—yes; Mr. Penn—yes; Mr. Muehleck—yes; Ms. McCann—yes; Mr. Mohr—yes. Chairman Boyd—yes.

Ms. Haedan motioned to provide the Zoning Board of Appeals with a positive recommendation for a variance on the west side of the development, as requested by staff. Mr. Penn seconded the motion. The motion was approved unanimously, 10-0 with the following votes cast: Ms. Headean—yes; Mr. Penn—yes; Mr. Stanczak—yes; Mr. Krieger—yes; Mr. Suess—yes; Mr. Protzman—yes; Mr. Muehleck—yes; Ms. McCann—yes; Mr. Mohr—yes. Chairman Boyd—yes.

OLD BUSINESS: None.

NEW BUSINESS: Chairman Boyd welcomed Megan McCann and Tyson Mohr to the Commission. Ms. McCann introduced herself and stated she worked at Illinois State University. Mr. Mohr introduce himself and stated he works at State Farm.

ADJOURNMENT: The meeting adjourned at 4:27 by unanimous voice vote; motioned by Mr. Krieger and seconded by Mr. Muehleck.

Respectfully submitted,
Katie Simpson,
City Planner