

**BLOOMINGTON PLANNING COMMISSION  
REGULAR MEETING,  
WEDNESDAY, AUGUST 22, 2012, 4:00 P.M.  
COUNCIL CHAMBERS, CITY HALL  
109 E. OLIVE ST., BLOOMINGTON, ILLINOIS**

**MEMBERS PRESENT:** Mr. J Balmer, Chairperson Stan Cain, Mr. Rex Diamond, Mrs. Julie Morton, Mr. Jim Pearson, Mr. Bill Schulz, Mr. Charles Stuckey (arrived at 4:06), Mr. Robert Wills

**MEMBERS ABSENT:** None

**OTHERS PRESENT:** Mr. John Kennedy, Parks and Recreation Director  
Mr. Mark Woolard, City Planner

**CALL TO ORDER:** Chairperson Cain called the meeting to order at 4:02 P.M.

**ROLL CALL:** Mr. Woolard called the roll. A quorum was present.

**PUBLIC COMMENT:** None.

**MINUTES:** The Commission reviewed the June 27, 2012 minutes. Mr. Pearson moved to approve the June 27, 2012 minutes as read. Mr. Balmer seconded the motion which passed by a vote of 7 to 0 with the following votes being cast on roll call:

Mr. Cain--yes; Mr. Stuckey--absent; Mr. Wills--yes; Mrs. Morton--yes; Mr. Pearson--yes; Mr. Balmer--yes; Mr. Schulz--present; Mr. Diamond--yes.

**REGULAR AGENDA:**

**A. V-01-12. Public hearing on petition submitted by the City of Bloomington, Illinois, a municipal corporation, requesting the amendment of Chapter 44 (Zoning), Section 44.4-2 by adding a provision for parkland dedication for residential development in nonresidential zoning districts.**

Chairperson Cain introduced the petition. Mr. Woolard reviewed the petition explaining how the code currently requires parkland to be dedicated to the city for residential development however it does not require such if the land being developed is in a nonresidential zoning district. He said the amendment provides for two benefits. One is that the amendment assures that we will not be deficient in parklands as land is developed residentially. Secondly it will provide for equitable parkland dedication in that the requirement will apply to residential development regardless of whether the land has residential or commercial zoning.

Chairperson Cain opened the public hearing and asked if there were any members of the audience who were in favor of the case and no one spoke regarding the petition. He then asked if there were any members of the audience who were in opposition of the case and no one spoke regarding the petition.

Chairman Cain asked if there were any members of the audience who had questions. Gary Krautwurst, 11 Pembroke Circle, questioned how the change would apply particularly for redeveloped property. The Commission discussed how the parkland dedication would be applied with different land uses. Mr. Woolard explained that the amendment would make the dedication

applicable in all the nonresidential zoning districts. Mr. Kennedy explained for redevelopment the dedication would be required when there will be an increase in density.

There was discussion on the fee in lieu of actual land being dedicated and the formula used for such. Mr. Kennedy gave an example of how the fee was calculated for an actual development. The Commission emphasized how if the fee was applied to a small development such as one two-family lot it would be very minimal.

Chairman Cain closed the public hearing

The Commission had more discussion on the application of the requirement particularly in the older parts of the city such as the downtown and discussed if there would even be a need for recreation and also sites to develop a park in the downtown. The consensus of the Commission was that there is a need for parks in the downtown area and older parts of the city. Mr. Wills was concerned that the increase in costs from the amendment would impede redevelopment efforts. Mr. Stuckey stated that the fee is important for the downtown because it demonstrates to businesses and others how there is a commitment to the parks and recreation and it will help draw in people and businesses to downtown.

Mr. Balmer moved to reopen the public hearing and Mr. Wills supported the motion which was unanimously passed.

Mr. Kennedy stated the fees paid go into a separate fund used only for parks and the fees for a particular development are reserved for parks in its corresponding neighborhood planning area. In addition to acquiring new land the fees can also be used for improvements or new features in existing parks. Mr. Krautwurst said the change would not be appropriate given the current economy.

Chairman Cain closed the public hearing.

Commissioners expressed how it is important for the downtown or the older urban areas of the city to have parks or open space even if they are small. Mr. Balmer cited Marie Litta Park as a good example of how a small piece of land in or close to downtown was recently developed into a valuable small park. Mr. Wills said we need to be encouraging development and growth within the city and we should not throw up obstacles.

Mr. Stuckey moved that the Bloomington Planning Commission recommend to the City Council Case Z-03-12 be approved as written. Mr. Wills seconded the motion which passed by a vote of 7 to 1 with the following votes being cast on roll call:

Mr. Cain--yes; Mr. Stuckey--yes; Mr. Wills--no; Mrs. Morton--yes; Mr. Pearson--yes; Mr. Balmer--yes; Mr. Schulz--yes; Mr. Diamond--yes.

#### **OLD BUSINESS:**

##### **Discussion of Visioning and Comprehensive Plan**

Mr. Woolard explained that Mr. Hales was unable to attend but should be at the next meeting. There was a brief discussion on the visioning.

**NEW BUSINESS:**

**Discussion of Public Notices**

Mr. Woolard reviewed the notification process for public hearings. Chairman Cain explained that it is good for the commission to periodically review the notification process. Mr. Balmer stressed how it is important to have public input and even for the silent voices of people who do not readily attend or express opinions at public forums.

Mr. Woolard invited Commissioners to attend the planning commissioners' segment of the upcoming planning conference on September 20.

**ADJOURNMENT:** There being no further business to come to the Bloomington Planning Commission's attention, Mr. Schulz moved to adjourn and Mr. Wills seconded the motion which was approved unanimously. The meeting was adjourned at 4:55 p.m.

Respectfully submitted,

Mark Woolard  
City Planner

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