

MINUTES
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING,
WEDNESDAY, FEBRUARY 27, 2013, 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, Mr. Jim Pearson, Mr. Bill Schulz, Mr. Ryan Scritchlow, Mr. David Stanczak, Mr. Charles Stuckey, Mr. Robert Wills

MEMBERS ABSENT: Mrs. Julie Morton

OTHERS PRESENT: Mr. Mark Huber, Director PACE Department
Mr. Mark Woolard, City Planner

CALL TO ORDER: Chairperson Cain called the meeting to order at 4:00 P.M.

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

Chairperson Cain introduced and welcomed Mr. Scritchlow.

PUBLIC COMMENT: None

MINUTES: The Commission reviewed the January 9, 2013 minutes. On page one, in the third sentence under the Regular Agenda, “mix” is to change to “mixed”. Near the bottom of page two, “worry’s” is to be “worries”. Mr. Stanczak moved to approve the January 9, 2013 minutes as corrected. Mr. Balmer seconded the motion which passed by a vote of 9 to 0 with the following votes being cast on roll call:

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

REGULAR AGENDA:

Z-01-13. Public hearing and review on the petition submitted by Tara and Jeffrey Henry requesting the approval of a Rezoning from R-1A, Single-Family Residence District to from R-1A, Single-Family Residence District, with an S-4 Historic Preservation District overlay for the property commonly located at 1316 E. Washington Street.

Chairperson Cain introduced the petition. Mr. Woolard stated the request is to add an S-4 overlay zone and the underlying zoning will not change. He explained reasons for supporting the rezoning including the property being on the National Register of Historic Places, the local and national significance of Stevenson home, and the Landmarks Illinois easement already existing for the property. This was also recommended for approval by the Historic Preservation Commission for the same reasons. Staff does not look at this as spot zoning since it is an overlay and there are two other sites with the S-4 zoning already in place west of this site on Washington Street. It is not out of the norm to have a single site with the S-4 overlay zoning. There was discussion on the reversal of the S-4 zoning for the property on Walnut Street. Mr. Woolard explained that is possible here as well but not likely in that has only occurred one other time.

Chairperson Cain opened the public hearing and asked the petitioner to present their case. Ms. Tara Henry, of 1316 E. Washington Street explained there currently is a preservation easement

for the property and it seemed to make sense to pursue this avenue as well. The zoning would also control the back of the home where the easement only controls the front and two sides and they are perfectly fine with it. The house was the home of Adlai Stevenson II. She intends to repair the front porch.

Chairperson Cain asked if there were any members of the audience who wished to speak in favor of the petition. Mr. Huber explained the S-4 zoning enables owners to take advantage of the Funk Grant.

Chairperson Cain asked if there were any members of the audience who wished to speak in opposition to the petition no one else responded.

There was a brief discussion on whether the overlay would encourage down the road a historic district for that area. Mr. Huber explained we can create a historic district however we do not have any plans to develop a historic district.

The Planning Commission discussed the importance of Stevenson to the nation and the house being designed by the architect, Arthur L. Pillsbury.

Chairperson Cain closed the public hearing.

Mr. Pearson moved that the Planning Commission recommend the City Council rezone the property in Case Z-01-13 from R-1A, Single-Family Residence District to from R-1A, Single-Family Residence District, with an S-4 Historic Preservation District overlay. Mr. Schultz seconded the motion which passed by a vote of 8 to 0 with the following votes being cast on roll call:

Mr. Cain--yes; Mr. Stuckey--yes; Mr. Wills--yes; Mrs. Morton--absent; Mr. Pearson--yes; Mr. Balmer--yes; Mr. Schulz--yes; Mr. Scritchlow--abstain; Mr. Stanczak--yes; Mr. Diamond--yes.

Z-08-12. Public hearing and review on the petition submitted by the City of Bloomington, Illinois, a municipal corporation, requesting the amendment of Chapter 44 (Zoning), of the Bloomington City Code, Section 44.3-2, Definitions and Section 44.6-30, Table of Authorized Uses Principal Uses in Each Zoning District to address distribution centers and transfer station.

Chairperson Cain introduced the petition. Mr. Huber reviewed the definitions presented for distribution centers. Commissioners stated they like the definition from Champaign being more concise. Mr. Stanczak stated there is some advantage to some vagueness in that the purpose is to have some sort of peg in the ordinance to hang one's hat on and with too much specificity a land use will not fit or be cumbersome for developers. Discussion ensued between the original, Mr. Balmer's and the Champaign definitions. The consensus was to use the Champaign definition but with something that excludes retail sales.

Mrs. Morton arrived at 4:42

Chairperson Cain opened the public hearing and asked if there were any members of the audience who wished to speak concerning the case either in opposition or in favor and no one spoke regarding the petition. Chairperson Cain closed the public hearing.

Mr. Stuckey moved that the Planning Commission recommend adopting case Z-08-12 with the definition of Distribution Center shall mean a use which typically involves both warehouse and office/administration functions but not retail sales, where short- and/or long-term storage takes place in connection with the distribution operations of a wholesale supply business. Mr. Balmer seconded the motion which passed by a vote of 10 to 0 with the following votes being cast on roll call:

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

OLD BUSINESS: None

7. NEW BUSINESS:

A. Discussion of Zoning Classifications

Mr. Woolard explained two broad regulations in zoning pertain to first, the uses of the land and secondly design requirements. There are three types of use restrictions or classifications which are uses prohibited, permitted by right and special land uses. He also explained how the code has some exceptions. The regulations provided in the tables are good to keep in mind when the Planning Commission reviews rezoning petitions because once the zoning is changed a variety of land uses could be developed without any public input. The Commission reviewed some of the various groupings of land uses. There was discussion of the differences between the B and C zones. This could be discussed more at another meeting.

8. ADJOURNMENT

There being no further business to come to the Bloomington Planning Commission's attention, Mr. Wills moved to adjourn and Mrs. Morton seconded the motion which was approved unanimously. The meeting was adjourned at 5:15 p.m.

Respectfully submitted,

Mark Woolard
City Planner

For further information contact:

Mr. Mark Woolard, City Planner
Government Center, 2nd Floor
115 East Washington Street
Bloomington, IL 61701
Phone: (309) 434-2341 FAX (309) 434-2857