

**MINUTES**  
**BLOOMINGTON PLANNING COMMISSION**  
**REGULAR MEETING,**  
**WEDNESDAY, JULY 24, 2013, 4:00 P.M.**  
**COUNCIL CHAMBERS, CITY HALL**  
**109 E. OLIVE ST., BLOOMINGTON, ILLINOIS**

**MEMBERS PRESENT:** Chairperson Stan Cain, Mr. Jim Pearson, Mr. Ryan Scritchlow, Mr. Bill Schulz, Mr. David Stanczak, Mr. Charles Stuckey

**MEMBERS ABSENT:** Mr. J Balmer, Mr. Rex Diamond, Mr. Robert Wills

**OTHERS PRESENT:** Mr. Kevin Kothe, City Engineer  
Mr. Tony Meizelis Engineering Department  
Mr. Mark Woolard, City Planner

**CALL TO ORDER:** Chairperson Cain called the meeting to order at 4:03 P.M.

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

**PUBLIC COMMENT:** None

**MINUTES:** The Commission reviewed the July 10, 2013 minutes. On page two “Mrs.” is to change to “Mr.” before Stuckey and “still” is to be added after “should” in the fourth paragraph. Mr. Pearson moved to approve the July 10, 2013 minutes as corrected. Mr. Scritchlow seconded the motion which passed by a vote of 6 to 0 with the following votes being cast on roll call: Mr. Cain--yes; Mr. Stuckey--yes; Mr. Wills--absent; Mr. Pearson--yes; Mr. Balmer--absent; Mr. Schulz--present; Mr. Scritchlow--yes; Mr. Stanczak--present; Mr. Diamond--absent.

**REGULAR AGENDA:**

**PS-05-13 Public hearing and review on the petition submitted by Luther Oaks, Inc, requesting the approval of an Amended Preliminary Plan for the First Addition to Luther Oaks Subdivision, for the property located at north of Lutz Road and East of Greenwood Avenue, consisting of approximately 12.17 acres.**

Chairperson Cain introduced the petition. Mr. Woolard explained the preliminary plan is for the whole property. The plan has been modified such that fire trucks can maneuver around all of the buildings. Staff is recommending approval contingent upon the items in the engineering memo being adequately addressed.

Chairperson Cain opened the public hearing. Mr. William C. Wetzel of 115 W. Jefferson Street Suite 400, explained his client is under a 99 year lease with the church and they are seeking a one lot subdivision. He stated they have agreed to the installing of a screen as referenced in the engineering memo. He said they can support item number three in the memo but would like it modified with the words north and south removed such that they are not locked into only those directions.

Mike Sewell of Shive Hattery at 2103 Eastland Drive, stated the preliminary plan is representative of the existing ten acres as well as the new two acres. It also reflects meetings with the city staff whose concerns have been addressed on the plan.

Chairperson Cain asked if there were any members of the audience who wished to speak in opposition, in support or if they had questions pertaining to the petition and no one spoke.

Chairperson Cain closed the public hearing.

Mr. Scritchlow moved in case PS-05-13 to recommend approval of the Amended Preliminary Plan for the First Addition of the Luther Oaks Subdivision contingent upon the items in the memo dated July 15, 2013 and revised July 22, 2013 being addressed prior to being placed on the City Council agenda. Mr. Stanczak seconded the motion which passed by a vote of 6 to 0 with the following votes being cast on roll call:

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

**PS-03-13.** Public hearing and review on the petition submitted by FOB Development, Inc. requesting the approval of a Preliminary Plan for a Portion of Empire Business Park, Third Revision, for the property located north of Illinois Route 9 and east of Trinity Lane, consisting of approximately 14.2 acres

Chairperson Cain introduced the petition. Mr. Woolard explained the preliminary plan is being referred back to the Planning Commission because of the additional concerns regarding sidewalks and public versus private streets. Staff is supporting the case contingent upon the items in the engineering memo being addressed.

Chairperson Cain opened the public hearing. Mr. William C. Wetzel of 115 W. Jefferson Street Suite 400, stated the city staff agreed to support a public street if IDOT would support it. The city reviewed the plan to determine if it complied with city standards. He said they also worked on the sidewalks for Magory. This resulted in a plan for Magory being a public street, built to city specifications with sidewalks on both sides as well as a sidewalk on the north side of Empire.

Neil Finlen, with Farnsworth Group at 2709 McGraw Drive stated that IDOT is fine with the location and the configuration of the street. He said we will guarantee it for two years instead of just one year to assure that any problems will be resolved before the street is fully accepted. He explained even though it took longer the review process has resulted in a better product.

Mr. Kothe said the petitioner has accurately described the changes in designing the street as a public street and they have provided the required 70 feet of public right-of-way with the sidewalks. He said everything is in order.

Chairperson Cain asked if there were any members of the audience who wished to speak in opposition, in support or if they had questions pertaining to the petition and no one spoke.

Chairperson Cain closed the public hearing.

Mr. Pearson moved to recommend the Planning Commission pass a motion recommending the City Council approve of the Preliminary Plan for a portion Empire Business Park Third Addition for the property located north of Illinois Route 9 and east of Trinity Lane in case PS-03-13

contingent upon the items in the memo from engineering dated July 15 and July 23, 2013 being addressed prior to being placed on the City Council agenda. Mr. Schulz seconded the motion which passed by a vote of 6 to 0 with the following votes being cast on roll call:

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

Mr. Wetzel stated this product is a result from a lot of time and input from the staff and members of the Planning Commission and it shows the system can work.

**OLD BUSINESS:** None

**NEW BUSINESS:**

Mr. Woolard highlighted a workshop that will be held on November 8.

Chairperson Cain stated Julie Morton has resigned from the Planning Commission primarily due to her work schedule

**ADJOURNMENT**

There being no further business to come to the Bloomington Planning Commission's attention, Mr. Pearson moved to adjourn and Mr. Schulz seconded the motion which was approved unanimously. The meeting was adjourned at 4:47 p.m.

Respectfully submitted,

Mark Woolard  
City Planner

For further information contact:

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