

MINUTES
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, NOVEMBER 12, 2014, 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET, BLOOMINGTON, ILLINOIS

MEMBERS PRESENT: Mr. Balmer, Mr. Cain, Mr. Suess, Mr. Pearson, Mr. Scritchlow, Mr. Protzman, Mr. Stanczak, Mr. Cornell, Mr. Diamond, Mr. Wills

OTHERS PRESENT: Ms. Vasu Pinnamaraju, Executive Director of McLean County Regional Planning Commission
Ms. Jennifer Sicks, McLean County Regional Transportation Planner
Mr. Tom Dabareiner, Community Development Director
Mr. Mark Woolard, City Planner

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

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

PUBLIC COMMENT: None

MINUTES: The Commission reviewed the October 8, 2014 minutes. Mr. Pearson moved to approve the October 8, 2014, minutes as written. Mr. Balmer seconded the motion which passed by a vote of 9-0 with the following votes being cast on roll call: Mr. Scritchlow-yes; Mr. Pearson-yes; Mr. Cain-yes; Mr. Balmer-yes; Mr. Protzman-yes; Mr. Suess-yes; Mr. Stanczak-yes; Mr. Diamond-present; Mr. Cornell-present; Mr. Wills-absent.

REGULAR AGENDA:

Z-09-14. Public hearing and review on the petition submitted by Jeffrey and Janice Pfleeger requesting the approval of a Rezoning from R-1C, Single-Family Residence District to M-1, Restricted Manufacturing District, for 713 E. Lincoln St., consisting of approximately .42 acres.

Chairman Cain introduced the case. Mr. Woolard presented the staff report and described the adjacent land uses and area zoning. Mr. Woolard stated 713 E. Lincoln is a vacant lot and the applicant wants to build a parking lot to serve their adjacent auto repair business located at 711 E. Lincoln. He explained how the zoning change request is compatible with the nearby land uses and that the exceptionally busy Lincoln Street provides a buffer from the land uses across the street. He stated staff recommends approval for the rezoning.

Mr. Diamond asked if the parking lot will have access to the street. Mr. Woolard stated there is not a proposed new access point because there is access to Lincoln Street from the existing parking lot. Mr. Balmer inquired about the type of lot surface. Mr. Woolard explained the code requires paving when there are 10 or more parking spaces.

Chairman Cain opened the public hearing. Ms. Janice Pfleeger, 9629 Wolf Hill Road, Bloomington was sworn in and stated her family business is Preferred Automotive Services at 711 E. Lincoln, and they need to expand their parking. She said their plans for 713 E. Lincoln would be for overflow parking and there are no other business plans for the lot at this time. Ms. Pfleeger stated they talked to the surrounding neighbors located at 706, 710, 712, 714, 715, 716, 718, and 801 E Lincoln, and received unanimous support for their business growth. Ms. Pfleeger stated they are willing to comply with the required paving.

Mr. Balmer asked if the use for the lot was for parking only or if there were plans for storage. Ms. Pfleeger confirmed the use was for overflow parking only and not for storage.

Chairman Cain asked if there was anyone who would like to speak in favor or in opposition of the petition or who had questions or comments and no one spoke. He closed the public hearing.

Mr. Cornell moved to recommend approval for the Case Z-09-14. Mr. Balmer seconded the motion which passed by a vote of 10 to 0 with the following votes being cast on roll call: Mr. Balmer-yes; Mr. Pearson-yes; Stanczak-yes; Mr. Scritchlow-yes; Mr. Suess-yes; Mr. Protzman-yes; Mr. Cain-yes; Mr. Cornell-yes; Mr. Mr. Diamond-yes; Mr. Wills-present.

OLD BUSINESS: Discussion of Comprehensive Plan: Ms. Vasudha Pinnamaraju presented a snap shot of public outreach and the status on working groups. There were over 6,500 face to face contacts by staff with community members within various community events. The public outreach process was concluded with 2075 returned surveys. The survey responses represented 20% renters and 80% home owners. Ms. Pinnamaraju stated the survey responses were very representative of Bloomington's income and education levels as well as race and ethnicity. The survey responses will be used to create the vision and values document which will drive the goals and objects of the comprehensive plan. The goal for the final presentation for the commission's review is June, 2015. Ms. Pinnamaraju presented details for neighborhoods, themes, building on the current downtown plan and the working group's status. The Demits Grove Neighborhood Association offered to be a pilot project to create a Comprehensive Plan template for neighborhood implementation.

Ms. Jennifer Sicks explained population projections. She stated this area has many transportation assets and the land plan identifies 451 acres for residential development within the existing city limits. She noted a trend in the loss of a younger workforce and identified a trend in an older mid-60's workforce staying in the area. The existing conditions that may pose growth challenges include the current infrastructure, constrained housing choices, public schools, and structural changes with job relocation resulting in the loss of local purchases. Ms. Sicks stated the area has much strength such as a highly educated work force, a geographic transportation hub, targeted economic development, a desire for city redevelopment, new technology application to public works, and an expansion in healthcare facilities. She stated leveraging new technologies will be important.

Chairman Cain stated a data foundation is very important to build a comprehensive plan.

NEW BUSINESS: Mr. Woolard stated there are upcoming public meetings on the bike plan.

ADJOURNMENT: There being no further business to come to the Bloomington Planning Commission's attention, Mr. Balmer moved to adjourn the meeting. Mr. Stanczak supported the motion which was approved unanimously. The meeting was adjourned at 5:11 p.m.

Respectfully submitted,

Mark Woolard, City Planner

For further information contact:

Mr. Woolard, City Planner

Department of Planning and Code Enforcement

Government Center, 115 E. Washington Street, Bloomington, IL 61701

Phone: (309) 434-2341 Fax: (309) 434-2857

E-mail: *mwoolard@cityblm.org*