

MINUTES
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, AUGUST 26, 2015, 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET, BLOOMINGTON, ILLINOIS

MEMBERS PRESENT: Mr. Balmer, Mr. Barnett, Mr. Suess, Mr. Pearson, Mr. Protzman,
Mr. Scritchlow, Ms. Schubert, Mr. Stanczak

MEMBERS ABSENT: Mr. Cornell

OTHERS PRESENT: Mr. George Boyle, Assistant Corporation Counsel
Mr. Tom Dabareiner, Community Development Director
Mr. Kevin Kothe, City Engineer
Mr. Mark Woolard, City Planner

CALL TO ORDER: Chairman Stanczak 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 August 12, 2015, minutes and had no changes. Mr. Scritchlow moved to approve the August 12, 2015, minutes. Mr. Pearson seconded the motion which passed by a vote of 8-0 with the following votes being cast on roll call: Mr. Scritchlow-yes; Mr. Barnett -yes; Mr. Balmer-present; Mr. Protzman-yes; Mr. Stanczak-yes; Mr. Pearson-yes; Ms. Schubert-yes; Mr. Suess-yes.

REGULAR AGENDA:

A. PS-04-15 Public hearing, consideration, review and recommendation to the City Council on the petition submitted by Ark VI Development, Inc., requesting the approval of a Revised Preliminary Plan for a Portion of Eagle View South Subdivision, for the property located east of Towanda Barnes Road and north of 1500 North Road, consisting of approximately 15.84 acres.

Chairman Stanczak introduced the petition. Mr. Woolard identified the location, the adjacent zoning and land uses. He explained two lots in the subdivision have no proposed uses and senior housing is proposed for the larger northern lot. One of staff's comments pertained to providing a pedestrian connection to the city park to the northeast of the site. Public sidewalks are also required along the street and these should have a connection to the sidewalk near the building. He stated the developer has revised the plan to show all of these walks. All of the staff comments have been addressed except there needs to be an agreement in place before this goes to the City Council pertaining to a right-of-way and utilities. The agreement will involve more than one land owner. Staff recommends approval contingent upon an approved agreement between the city, the developer and the property owners. Mr. Kothe explained an old agreement involved a different developer. There is a change with an owner in the agreement and it needs to be in line with the revised plan. It is a replacement agreement.

Chairman Stanczak opened the public hearing. Devin Birch with Austin Engineering of 8100 N. University in Peoria, Illinois, was sworn in. He stated he is here on behalf of the development that is proposed and they will be developing the assisted living facility and the public infrastructure to support it. He said Reggie Phillips with RHC Investment will be the developer of the project and he will close on the land. He said they had addressed staff's comments and worked with staff on the agreement. The assisted living is an allowed use in the B-1 district.

Chairman Stanczak asked if anyone would like to speak in opposition or in favor of the petition and no one spoke. He asked if anyone had any questions or comments regarding the petition.

Michael Hilfrink, 45 Yukon Circle was sworn in. He stated he was wondering where the sidewalk connection to the park would be located. Mr. Woolard stated we do not have a development proposal yet for the property to the east of the condominiums or the subject property but it would be logical for the path to be on the western part of the vacant property and not on the condominium property.

Mr. Pearson moved for PS-04-15 submitted by Ark VI Development, Inc., requesting the approval of a Revised Preliminary Plan for a Portion of Eagle View South Subdivision, for the property located east of Towanda Barnes Road and north of 1500 North Road, consisting of approximately 15.84 acres, be approved and forwarded to the City Council based on the requirements stated today of the revised agreement. Mr. Scritchlow seconded the motion which passed by a vote of 8-0 with the following votes being cast on roll call: Mr. Balmer-yes; Mr. Scritchlow-yes; Mr. Pearson-yes; Mr. Suess-yes; Mr. Protzman-yes; Mr. Barnett -yes; Ms. Schubert-yes; Mr. Stanczak-yes.

B. PS-05-15 Public hearing, consideration, review and recommendation to the City Council on the petition submitted by Cedar Ridge LLC, and Sunrise Co., LLC, requesting the approval of an Amended and Reinstated Preliminary Plan for Cedar Ridge Subdivision, for the property located east of US Rt. 51, west of Hendrix Dr., and north of I-74, consisting of approximately 129.2 acres.

Chairman Stanczak introduced the petition. Chairman Stanczak disclosed he is employed by an entity which is affiliated with one of the entities which is affiliated with the petitioner and recused himself from participation and discussion. He turned the matter over to Vice-Chairman Balmer. Mr. Woolard identified the location, the adjacent zoning and land uses. He stated none of the subdivision includes land that was not approved several years ago. The development will be primarily single-family. Staff comments have been addressed and we recommend approval. Mr. Kothe stated engineering has been in contact with the developer's engineer they are going to address all of the comments. The properties that has been developed are no longer under control of the developer and they will submit an overview map showing what has already been done and what is being developed under this plan.

Don Adams with Farnsworth Group Engineers of 2709 McGraw Drive, was sworn in. He stated all of the comments have been addressed. He said they have changed the names of the attorneys, changed the pedestrian access to the school to be better in line with how the school and playground was actually built. There is nothing major. He stated due to the recession they did not

plat any properties for a period of time which nulls the preliminary plan and we are back to reinstate it.

Vice-Chairman Balmer asked if anyone would like to speak in opposition or in favor of the petition and no one spoke. He closed the public hearing.

Mr. Suess moved to approve a recommendation to the City Council for petition PS-05-15 submitted by Cedar Ridge LLC, and Sunrise Co., LLC, requesting the approval of an Amended and Reinstated Preliminary Plan for Cedar Ridge Subdivision, for the property located east of US Rt. 51, west of Hendrix Dr., and north of I-74, consisting of approximately 129.2 acres and contingent upon all comments and changes to the preliminary plan. Mr. Protzman seconded the motion which passed by a vote of 7-0 with the following votes being cast on roll call: Mr. Balmer-yes; Mr. Scritchlow-yes; Mr. Pearson-yes; Mr. Suess-yes; Mr. Protzman-yes; Mr. Barnett -yes; Ms. Schubert-yes; Mr. Stanczak-present.

Vice-Chairman Balmer turned the proceedings back to Chairman Stanczak.

OLD BUSINESS:

Review of Planning Commission By-Laws

Chairman Stanczak stated there is no draft to present at this point.

NEW BUSINESS: None.

ADJOURNMENT: There being no further business to come to the Bloomington Planning Commission's attention, Mr. Balmer moved to adjourn the meeting. Mr. Pearson supported the motion which was approved unanimously. The meeting was adjourned at 4:43 p.m.

Respectfully submitted,

Mark Woolard, City Planner

For further information contact:

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