

MINUTES
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, JANUARY 11, 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET, BLOOMINGTON, ILLINOIS

MEMBERS PRESENT: Mr. Justin Boyd, Ms. Megan Headean, Mr. James Pearson, Mr. John Protzman, Mr. Ryan Scrtichlow, Mr. Kevin Suess, Chairman David Stanczak

MEMBERS ABSENT: Mr. J. Balmer, Mr. Eric Penn

OTHERS PRESENT: Mr. Tom Dabareiner, Director of Community Development; Ms. Katie Simpson, City Planner; Mr. George Boyle, City Attorney; Mr. Kevin Kothe, City Engineer; Mr. Tony Meizelis, Civil Engineer I; Mr. Austin Grammer, Economic Development Coordinator.

CALL TO ORDER: Chairman Stanczak called the meeting to order at 4:01 PM

ROLL CALL: Mr. Dabareiner called the roll. With seven members in attendance, a quorum was present.

PUBLIC COMMENT: There being no public comments the Commission moved on to approval of the minutes.

MINUTES: The Commission reviewed the December 14, 2016 minutes. No changes were proposed and Mr. Scritchlow moved to approve the minutes as written; Mr. Pearson seconded the motion, which was passed by a voice vote of 7-0.

REGULAR AGENDA:

PS-01-17 Public hearing, review and action on the petition submitted by Sunrise Company LLC requesting approval of the “Shirk Commercial Revised Preliminary Plan” for the property located at the southwest corner of College Avenue and Hershey Road, approximately 35.56 acres.

Chairman Stanczak introduced the case. Ms. Simpson presented staff’s report and summarized the purpose for the hearing. She stated that there are a few updates to the preliminary plan staff is still awaiting from the developer. She noted the zoning and described the surrounding area and properties. She stated this property is a Tier One property in the comprehensive plan. She reviewed the intention to place a Kroger grocery store on the property, described the outlots, and located the private drive. She highlighted the access points to the various lots. Ms. Simpson reviewed the standards for approval of preliminary plan. She stated the plan and use aligns favorably with the comprehensive plan. She stated staff is recommending in favor with the condition that the changes requested be made prior to council consideration.

Chairman Stanczak asked if the north-south access drive would remain private; Ms. Simpson responded yes. Mr. Scritchlow asked if this was the property rezoned a few months ago and whether the rezoning aligns with the proposed lot configurations; Ms. Simpson noted that it was rezoned to B-1 from Manufacturing and it aligns with the proposed Lot 12 which is the north-south access drive. Mr. Kothe stated that staff is fine with the road remaining private.

Mr. William Wetzel, attorney for the property owner, was sworn in and spoke on behalf of the petitioner. He complimented City staff for the review process and detailed report. He introduced Mr. Jim Shirk as the property owner, and Don Adams, Farnsworth Group, and Brianna Cotton, Kroger as consultants on the project. Mr. Wetzel reviewed the approval process for preliminary plans in the City. He made the group representing the petition available for questions from the Commission.

Mr. Scritchlow asked why the southern entrance along Hershey Road was not lined up across from Sommerfield Boulevard; Mr. Kothe noted that typically staff would seek such an alignment however this location fit with the proposed Kroger site plan and was far enough away from Sommerfield to be able to not require the alignment.

Mr. Jim Schutter, Newmark Grubb Knight and Frank, representing the nearby Parkway Shopping Center, was sworn in. He asked about store size and timing for the development. Brianna Cotton, representing Kroger, responded to the question, noting this will be a 128,000 square foot store and their intention is to start construction later this year and open in 2018.

Mr. John Kanski, 3 Honeysuckle Court, was sworn in. He expressed concerns about potential impact on traffic of the development from the northern entrance along Hershey Road. Mr. Kothe noted that where entrances are located close to intersections, the access is restricted to right-in-right-out with a barrier median to prevent further congestion.

Mr. Boyle asked how close the petitioner is to addressing the remaining comments from staff. Mr., Simpson described the needed changes and stated she expects the corrections with a day.

Mr. Pearson motioned to approve the revised preliminary plan in PS-01-17 as presented; seconded by Ms. Headean. The following votes were cast: Mr. Pearson—yes, Ms. Headean—yes, Mr. Scritchlow—yes, Mr. Boyd—yes, Mr. Protzman—yes, Mr. Suess—yes, Chairman Stanczak—yes. Motion **approved** 7-0.

OLD BUSINESS:

Zoning Ordinance Update. Ms. Simpson stated that staff is meeting this week with the consultant and that we hope to have something more to report later this month.

NEW BUSINSS

None

ADJOURNMENT: Mr. Boyd moved to adjourn; seconded by Mr. Scritchlow, which passed unanimously by voice vote. The meeting was adjourned at 4:26 pm.

Respectfully,

Tom Dabareiner AICP
Community Development Director