

MINUTES
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, MARCH 22, 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET, BLOOMINGTON, ILLINOIS

MEMBERS PRESENT: Mr. J. Balmer, Mr. Ryan Scritchlow, Mr. James Pearson, Mr. Kevin Suess, Mr. John Protzman, Ms. Megan Headean, Mr. Justin Boyd, Mr. Eric Penn, Ms. Nicole Chlebek, Chairman David Stanczak

MEMBERS ABSENT: none

OTHERS PRESENT: Mr. Tom Dabareiner, Director of Community Development; Ms. Katie Simpson, City Planner; Mr. George Boyle, City Attorney; Mr. John Houseal, Houseal Lavigne Associates

CALL TO ORDER: Chairman Stanczak called the meeting to order at 4:00 PM

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

PUBLIC COMMENT: Michael Brown, Executive Director of the Ecology Action Center, spoke on behalf of the Ecology Action Center, and encouraged the zoning ordinance update to align with a number of environmental plans in the community including the McLean County Greenways Plan, a Community Solid Waste Management Plan and a Community Environmental Plan. He highlighted environmental initiatives from the Bloomington Comprehensive plan directed towards energy efficiency standards, alternative energy sources, stream buffers, storm water detentions, native plants and landscaping. He stated the Ecology Action Center is available as a resource for more information.

Joan Schapnure, 104 S. Low Street, stated that she enjoys having the West Bloomington Revitalization Project in the neighborhood.

MINUTES: The Commission reviewed the February 22, 2016 minutes. Ms. Chlebek asked the spelling of her name in the “New Business” section be corrected. Mr. Boyd moved to approve the minutes with stated corrections; Mr. Scritchlow seconded the motion, which was passed by a voice vote of 10-0.

REGULAR AGENDA:

Z-05-17 Public hearing, review and action on the petition submitted by the West Bloomington Revitalization Project requesting approval of the rezoning of the property located at 724 W. Washington Street from C-2, Neighborhood Shopping District to B-2, General Business Service District. (Ward 6)

Chairman Stanczak introduced the case and proposed that the three regular agenda items be considered at the same time. He stated the Commission would take separate votes on each item at the close of the public hearing. Ms. Simpson presented staff's report and explained staff is supporting a positive recommendation for all three cases. Ms. Simpson provided an aerial view of the neighborhood and explained the current zoning. She described the existing and proposed uses and shared photos of the neighborhood. She explained that the current zoning is incompatible with the proposed residential component of the planned mixed uses development for the property at 720 & 724 W Washington Street. She described the differences between the existing zonings of this intersection, C-2 and R-2, and the proposed zoning district, B-2.

Ms. Simpson referenced a number of goals from the Comprehensive Plan supporting the redevelopment and mixed-use development of this intersection. She explained the change in zoning aligns with the vision of the Comprehensive Plan since the current zoning designations do not allow for both residential and commercial uses. Ms. Simpson explained that the petition meets the standards for the B-2 district outlined in Section 44.6-21 of the zoning ordinance. She explained that the sizes of these lots and the lack of available adjacent land would restrict the development of more intense uses like truck stops and gas stations which are permitted in the proposed zoning district but require more area to be developed. Ms. Simpson also explained the benefit of a holistic approach to the zoning of the intersection of W. Washington Street and Allin Street; she explained that, for consistency and to reduce the presence of nonconformities, staff is also proposing the City Council adopt a resolution to initiate the rezoning of the properties on the northwest and southwest blocks of the intersection to B-2.

Mr. Balmer asked Ms. Simpson to clarify the current zoning of block. Ms. Simpson explained that 209 N. Allin Street is zoned C-2 along with the 800 block of W. Washington Street. She stated that both are used for residential purposes and currently nonconforming.

Mr. Scritchlow asked why the northeast corner has been omitted from the resolution. Ms. Simpson explained that the current use at that intersection is residential and permitted. Chairman Stanczak asked if the zoning were changed on the northeast corner if the current use would be nonconforming. Ms. Simpson stated a special use permit would be required. Mr. Scritchlow clarified that by rezoning 209 N. Allin Street, a special use permit would be required if the property were destroyed. Ms. Simpson confirmed and added that under the current zoning, if the home were destroyed, it would not be allowed to be rebuilt. Ms. Simpson stated that the northeast corner is in conformance with the code and for that reason staff did not propose rezoning it at this time.

Mr. Dabareiner stated that the goal of rezoning these other corners is to bring the intersection into conformance and the northeast corner is already in conformance with the code. He explained that staff has reached out to the property owners on the northwest and southwest corners but not the owner of the property at the northeast corner. Mr. Scritchlow pointed out that the property at 806 W. Washington is legal conforming. Ms. Simpson stated that the property owner asked the city to include 806 W. Washington in the proposed rezoning. Mr. Pearson stated that he understands the desire to not be heavy

handed with the rezoning. Chairman Stanczak made clear that the intention behind the rezoning is to eliminate nonconforming uses.

Ms. Headean asked if the property owners for case Z-07-17 were notified. Ms. Simpson explained that a letter was sent to the property owners and that staff called those owners that we had phone numbers for. She explained that she has not received any objections at this moment and stated that the property owners would be notified again before the public hearing.

Jack Bataoel, Petition and Treasurer of the West Bloomington Revitalization Project, spoke on behalf of the petition. He summarized the intentions of the West Bloomington Revitalization Project and explained that they plan to rent the second floor apartment at 720 & 724 W. Washington Street to generate income to support the costs of running the organization. He explained that 720 W. Washington Street was donated to the former owner of 724 W. Washington and is now connected to 724 W. Washington Street and fenced in.

Chairman Stanczak opened the hearing and asked for comments. No one spoke in favor or against. Chairman Stanczak declared the public hearing closed.

Mr. Pearson motioned to recommend the City Council approve the rezoning of 724 W. Washington Street from C-2, Neighborhood Shopping District to B-2, General Business Service District, case Z-05-17; seconded by Mr. Balmer. The following votes were cast: Mr. Pearson—yes, Mr. Balmer—yes, Mr. Scritchlow—yes, Mr. Suess—yes, Mr. Protzman—yes, Ms. Headean—yes, Mr. Boyd—yes, Mr. Penn—yes, Ms. Chlebek—yes, Chairman Stanczak—yes. Motion **approved** 10-0.

Z-06-17 Public hearing, review and action on the petition submitted by the West Bloomington Revitalization Project requesting approval of the rezoning of the property located at 720 W. Washington Street from R-2, Mixed Residential District to B-2, General Business Service District.

Mr. Suess motioned to recommend the City Council approve the rezoning of 720 W. Washington Street from R-2 to B-2, General Business Service District, case Z-06-17; seconded by Mr. Boyd. The following votes were cast: Mr. Suess—yes, Mr. Boyd—yes, Mr. Balmer—yes, Mr. Scritchlow—yes, Mr. Pearson—yes, Mr. Protzman—yes, Ms. Headean—yes, Mr. Penn—yes, Ms. Chlebek—yes, Chairman Stanczak—yes. Motion **approved** 10-0.

Z-07-17 Consideration of a motion to recommend that the City Council adopt a Resolution initiating the rezoning of the following properties to B-2, General Business Service District: 806 W. Washington Street; 804 W. Washington Street; 800 and 802 W. Washington Street; 803 W. Washington Street; 801 W. Washington Street; 204 N. Allin Street.

Mr. Scritchlow asked if the city and the Commission should rezoning globally to align with the comprehensive plan. Mr. Dabareiner cautioned against a comprehensive rezoning

before any use has changed but stated it is appropriate to consider the comprehensive plan when a petition is submitted.

Mr. Scritchlow motioned to recommend the City Council adopt a resolution initiating the rezoning of **806 W. Washington Street; 804 W. Washington Street; 800 and 802 W. Washington Street; 803 W. Washington Street; 801 W. Washington Street; 204 N. Allin Street** to B-2 General Business Service District, case Z-07-17; seconded by Ms. Headean—yes. The following votes were cast: Mr. Scritchlow—yes, Ms. Headean—yes, Mr. Balmer—yes, Mr. Pearson—yes, Mr. Suess—yes, Mr. Protzman—yes, Mr. Boyd—yes, Mr. Penn—yes, Ms. Chlebek—yes, Chairman Stanczak—yes. Motion **approved** 10-0.

OLD BUSINESS:

Zoning Ordinance Update—Presentation by Houseal Lavigne Associates. Chairman Stanczak introduce the update and explained that no formal action would be taken at this meeting. He explained this is strictly informational. John Houseal, Houseal Lavigne Associates, presented a progress update for the zoning ordinance. He explained the results of the community outreach, their analysis on the current zoning ordinance, and the ordinance’s alignment with the Comprehensive Plan and best practices. Mr. Houseal provided examples in the code that are confusing and misaligned with the vision expressed in the Comprehensive Plan. He identified targeted areas of improvement in the code that can address zoning for the downtown, warehouse district, nonconforming uses and alternative housing options. There was some brief discussion regarding the areas of improvement and possible strategies for encouraging good development. He explained Houseal Lavigne Associates’ recommended approach.

NEW BUSINSS none

ADJOURNMENT: Mr. Balmer moved to adjourn; seconded by Mr. Scritchlow, which passed unanimously by voice vote. The meeting was adjourned at 6:00 pm.

Respectfully,

Katie Simpson
City Planner