

MINUTES
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, APRIL 26, 2017 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET, BLOOMINGTON, ILLINOIS

MEMBERS PRESENT: Mr. J. Balmer, Mr. Ryan Scritchlow, Mr. Kevin Suess, Mr. John Protzman, Ms. Megan Headean, Mr. Justin Boyd, Chairman David Stanczak

MEMBERS ABSENT: Ms. Nicole Chlebek, Mr. James Pearson, 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

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

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

PUBLIC COMMENT: None

MINUTES: The Commission reviewed the March 22, 2017 minutes. Several corrections were made on the spelling of names. Mr. Scritchlow moved to approve the minutes with stated corrections; Mr. Protzman seconded the motion, which was passed by a voice vote.

REGULAR AGENDA:

Z-12-17 Public hearing, review and action on the *annexation agreement* submitted by Vale Church for 36.31 acres south of Ireland Grove Rd, east of Brookstone Circle

Chairman Stanczak introduced the case and the following case and proposed that the two regular agenda items be considered at the same time because they deal with the same properties. 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 recommends favorably on both cases. Ms. Simpson noted Vale Church has a property in the City but needs to accommodate its growing congregation so is seeking more land. She stated, the development would be phased and located along Ireland Grove Road. She provided an aerial view of proposed church land, which is in a Tier 2 Development Priority area, meaning it is contiguous with services available but not yet incorporated. She noted the surrounding uses and the proposed extension of the Constitution Trail. She provided photos of the current vacant land. She stated the S-2 zoning provides a nice transition from the residential areas west to the airport impacted area to the east.

She described the project's phasing along with access considerations for the property to the south. The south property, also owned by Vale, could become a private park available for public use.

Regarding the standards, Ms. Simpson believes they are all met. She noted the different peak traffic times Vale Church has from a regular rush hour. Based on compliance with the standards, she recommended approval.

Ms. Simpson called attention to a marked up version of the Annexation Agreement and noted what text would remain in versus the text eliminated from the final draft. She endorsed adoption of the Agreement.

Mr. Scritchlow asked if the airport had a height restriction here; Ms. Simpson stated there is and the developer would need to work with the airport and the FAA during construction for any structures in the airspace. Mr. Scritchlow asked if the future access to the south was just for the church; Ms. Simpson explained the road could connect to another road to the property's west.

Mr. John Pratt, 506 S. Vale, was sworn in. He is an attorney representing the petitioner. He introduced other members of Vale Church who were present. He noted the growth of the church has reached 1,800, an increase from 400 just a few years ago. They provide church services and civic activities. The church bought the property last year then, at the City's request, bought more land to provide adjacency to the bike trail. He praised City staff for their cooperation and support.

Ms. Balmer noted the strong growth and asked about projected growth. Daniel Cargasson, church trustee reiterated the information about the recent growth. He believes there is a limit to the proposed space and they expect the max out in a few years. He repeated that the southern lot would become a park for members and the general public. Mr. Balmer asked if the single access point would be sufficient. Mr. Cargasson stated they have help with traffic now but it is managed well.

Ryan Hobart, 43 Brookstone Circle, was sworn in. He spoke in favor, noting that the church came to his homeowners association to discuss the plans. He asked about the Annexation Agreement and whether the sidewalks will be built piecemeal, allowing a potential gap for walkers. He also asked about screening requirements near the residences. He noted that S-2 allows multifamily dwellings and was wondering about what process there is if other uses are considered.

Mr. Kothe noted the sidewalk obligation in the Agreement is to install by 2020 and expected the City will install the connecting sidewalk by then. He noted other areas of the City have sidewalk gaps and the City works steadily to fill those gaps. Ms. Simpson agreed that multifamily is an option under the zoning ordinance but the feasibility is very low.

Mr. Balmer noted that any further subdivision of the property would have to come before the Commission.

Mr. Paul Grammer, 9 Caledonia Court, was sworn in. He expressed concern about the access along the proposed property's west side and suggested it move to the property's east side. He asked about any buffer between the residential properties and the church property. Ms. Simpson stated it could turn into a street and noted the need for separate access to the south lot, rather than shared access, if it were along the east side. She reviewed the distance between the property line and any new street that might be built.

Mr. Grammer suggested the easement for the road might go in later after more discussion with the church.

Chairman Stanczak declared the annexation closed.

Mr. Protzman motioned to recommend the City Council approve Z-12-17 on the annexation agreement submitted by Vale Church for 36.31 acres south of Ireland Grove Rd, east of Brookstone Circle; seconded by Mr. Scritchlow. The following votes were cast: Mr. Protzman—yes, Mr. Scritchlow—yes, Mr. Balmer—yes, Mr. Sues—yes, Ms. Headean—yes, Mr. Boyd—yes, Chairman Stanczak—yes. Motion **approved** 7-0.

Z-13-17 Public hearing, review and action on the petition submitted by Vale Church requesting approval of the *annexation* of 36.31 acres south of Ireland Grove Rd, east of Brookstone Circle and on the petition requesting approval of the *rezoning* of the property located south of Ireland Grove Rd, east of Brookstone Circle, 35.16 acres, from A, Agriculture to S-2, Public Lands and Institutions

Mr. Scritchlow motioned to recommend the City Council approve Z-13-17 on the annexation and rezoning; seconded by Ms. Headean. The following votes were cast: Mr. Scritchlow—yes, Mr. Protzman—yes, Ms. Balmer—yes, Mr. Sues—yes, Mr. Protzman—yes, Mr. Boyd—yes, Chairman Stanczak—yes. Motion **approved** 7-0.

OLD BUSINESS:

None

NEW BUSINSS

None

ADJOURNMENT: Mr. Balmer moved to adjourn; seconded by Mr. Scritchlow, which passed unanimously by voice vote. The meeting was adjourned at 4:39 pm.

Respectfully,

Tom Dabareiner AICP
Community Development Director