

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

**MEMBERS PRESENT:** Mr. J. Balmer, Mr. David Stanczak, Mr. James Pearson, Mr. Kevin Suess, Mr. John Protzman, Ms. Megan Headean, Acting Chairman Ryan Scritchlow

**MEMBERS ABSENT:** Ms. Nicole Chlebek, Chairman Justin Boyd, Mr. Eric Penn

**OTHERS PRESENT:** Mr. Tom Dabareiner, Director of Community Development; Mr. George Boyle, City Attorney; Ms. Katie Simpson, City Planner; Mr. Kevin Kothe, City Engineer

**CALL TO ORDER:** Acting Chairman Scritchlow 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:** None

**MINUTES:** The Commission reviewed the July 12, 2017 minutes. Mr. Protzman moved to approve the minutes; Mr. Pearson seconded the motion. Motion was passed unanimously by a voice vote.

**REGULAR AGENDA:**

**PS-02-17 Public hearing, review and action on petitions submitted by RHP Investments, LLC—Bloomington Towanda Rd Series, requesting approval of an Amended Preliminary Plan entitled “Revision #2 to a Portion of the Eagle View South Commercial Subdivision Preliminary Plan, Bloomington, Illinois” for 15.84 acres located north of GE Road and east of Towanda Barnes Rd.**

Acting Chairman Scritchlow introduced the case. Ms. Simpson provided the staff report and recommendation. Ms. Simpson provided background regarding the previously approved preliminary plan and 2007 three party agreement between the petitioner (RHP Investments, LLC), the City, and RZR Inc. She explained that the parties have decided to terminate the 2007 agreement and the proposed preliminary plan reflects the termination of this agreement. Mr. Balmer asked Ms. Simpson to explain the changes between the proposed plan and the previously approved preliminary plan.

Ms. Simpson described the zoning and surrounding uses. She showed the Commission the previously approved plan. She highlighted the three major changes between the two plans including the conversion of Holly Brook Ct from a public street into a private drive, the lot configurations, and the private water service. Ms. Simpson explained the property is

identified in the Comprehensive Plan as a Tier 1 Development Priority. She summarized the standards from Chapter 24 and stated the proposed plan complies with these standards. She stated that the proposed outlot would have to be replatted as a lot before it could be developed and would most likely have to be reviewed by the Planning Commission.

Mr. Balmer clarified the differences between the two plans are the connection to utilities and access. Ms. Simpson explained that access to the south was to be provided by Holly Brook Ct but now access to the south would have to come from GE Road. She stated the access for the assisted living facility would come from the existing curb cut on Towanda Barnes Rd. Mr. Pearson asked for clarification on the property owners from the three party agreement. Ms. Simpson explained RZR, Inc. would like to purchase the outlot B. Mr. Protzman confirmed that the City received dedicated right-of-way on Towanda Barnes Rd.

Mr. Boyle stated the City is working with the other parties' counsel to negotiate terms of the termination agreement. There was brief discussion about the Tier 1 status of the property and the location and ownership of the lots. Mr. Pearson asked for explanation about the city's role in the three-party agreement. Mr. Boyle explained the agreement discusses public and private utilities.

Mr. Hadley Phillips, the petitioner, 1062 Woodbury Lane, Charleston IL, was sworn in. He explained he and his father purchased the property from ARK. He stated they have been working with RZR, Inc. to coordinate an agreement that would allow them to purchase the property. Mr. Phillips provided a brief background about the development.

No additional comments in favor of the petition were presented. No one spoke against the petition.

Acting Chairman Scritchlow closed the public hearing. Mr. Balmer motioned to approve the preliminary plan as presented; seconded by Mr. Stanczak. Motion was approved 7-0 with the following votes: Mr. Balmer—yes; Mr. Stanczak—yes; Ms. Headean—yes; Mr. Protzman—yes; Mr. Suess—yes; Mr. Pearson—yes; Acting Chairman Scritchlow —yes.

**Z-22-17 Public hearing, review and action on petitions submitted by Angela Wheeler, requesting the rezoning of 510 W. Oakland Ave from S-2, Public Lands and Institution to R-1C, Single Family Residential District.**

Acting Chairman Schritchlow introduced the case. Ms. Simpson provided the staff report and recommendation. She noted staff is recommending in favor of the proposed rezoning from S-2, Public Lands and Institutions to R-1C Single Family. She provided background on the home and the current zoning which was established to allow for the expansion of the church and a domestic violence shelter. She noted the surrounding uses and zoning. She explained the existing configuration of the S-2 zoning district and stated the existing linear configuration does not lend itself to the types of developments contemplated in the S-2 district. She explained the petitioner is hoping to purchase the property but is having trouble getting financing due to the nonconforming status of the home. Ms. Simpson stated staff also received a petition for 508 W. Oakland Ave. She stated the changing the zoning

would not impede redevelopment of the church and that the proposed zoning complies with the standards for the R-1C District in Chapter 44.

Mr. Balmer confirmed the Commission was bringing this property into compliance with code.

Ms. Angela Wheeler, the petitioner, 908 N Evans St, was sworn in. She explained that she works at a nearby school. She and her husband are first time homebuyers hoping to purchase this home.

No additional comments in favor of the petition were presented. No one spoke against the petition.

Acting Chairman Scritchlow closed the public hearing. Mr. Protzman motioned to approve the rezoning as presented; seconded by Ms. Headean. Motion was approved 7-0 with the following votes: Mr. Protzman—yes; Ms. Headean—yes; Mr. Balmer—yes; Mr. Stanczak—yes; Mr. Pearson—yes; Mr. Suess—yes; Acting Chairman Scritchlow —yes.

**OLD BUSINESS:**

**City of Bloomington Zoning Ordinance Update.** Mr. Dabareiner explained the consultant is reviewing additional information from the Downtown Task Force and staff expects a presentation at the second meeting in August.

**NEW BUSINSS**

**None.**

**ADJOURNMENT:** Mr. Protzman moved to adjourn; seconded by Mr. Balmer, which passed unanimously by voice vote. The meeting was adjourned at 4:36 PM.

Respectfully,

Katie Simpson  
City Planner