

MINUTES
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, AUGUST 23, 2017 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET, BLOOMINGTON, ILLINOIS

MEMBERS PRESENT: Mr. J. Balmer, Mr. David Stanczak, Mr. Ryan Scritchlow, Mr. John Protzman, Ms. Nicole Chlebek, Chairman Justin Boyd

MEMBERS ABSENT: Mr. James Pearson, Mr. Kevin Suess, Ms. Megan Headean, Mr. Eric Penn

OTHERS PRESENT: Mr. Tom Dabareiner, Director of Community Development; Mr. George Boyle, City Attorney; Ms. Katie Simpson, City Planner; Ms. Izzy Rivera, Assistant City Planner; Suzanne Thorsen, Senior Planner with Houseal Lavign Associates

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

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

PUBLIC COMMENT: None

MINUTES: The Commission reviewed the August 9, 2017 minutes. Mr. Scritchlow motioned to approve the minutes. Mr. Stanczak seconded the motion, and the Commission approved the minutes by voice vote, 6-0.

REGULAR AGENDA:

Z-24-17 Public hearing, review, and action on a petition submitted by Freedom Services, Inc. requesting the rezoning of 1315 W. Market St from R-1C, Single Family Residential District to B-2, General Business Service District.

Z-25-17 Public hearing, review, and action on petitions submitted by Freedom Services, Inc. requesting the rezoning of 505 N. Hinshaw Ave from R-1C, Single Family Residential District to B-2, General Business Service District.

Chairman Boyd stated that the petitioner requested case Z-24-17, for the rezoning of 1315 W. Market Street, and case Z-25-17, for the rezoning of 505 N. Hinshaw Ave, be laid over until the next meeting on September 27, 2017.

OLD BUSINESS:

City of Bloomington Zoning Ordinance Update: Section 44.6 Manufacturing District; Section 44.8 Overlay Districts; Section 44.9 General Standards

Suzanne Thorsen, Houseal Lavigne Associates, presented the draft chapters proposed for the updated zoning ordinance. She discussed how the changes in the Manufacturing

District aligned with the Comprehensive Plan. For example, the addition of bee keeping, aquaculture, hydroponics and urban gardening to the Manufacturing District allows the city to expand access to local grown foods. She discussed the revision to allow multifamily with a special use permit.

Mr. Scritchlow asked if we should add a “1” to “Pet care: Grooming, day care, and training” requiring a special use permit near residential. Ms. Thorsen explained that typically these types of facilities have a smaller footprint. Mr. Balmer clarified when a special use permit would be needed for a pet care facility with the proposed change. There was brief discussion on Mr. Scritchlow’s proposal and the Commission agreed the use should require a special use permit when abutting residential uses.

Mr. Scritchlow asked about “Food and Kindred Industries” requiring a special use permit. Mr. Protzman explained previous discussion regarding the use category considered intense food production, such as a hog rendering plant or meat packing industry, and suggested they require an extra review. The Commission briefly discussed the pros and cons of the special use designation for the M-1 district and concluded the special use permit provided an extra benefit to the public health, safety and welfare. Ms. Thorsen explained the special use by a residential district also addresses the Comprehensive Plan goal of transitions between residential and manufacturing. She explained the setbacks, bulk requirements and transitional yards.

Ms. Thorsen explained Houseal Lavigne Associates is proposing an industrial transition area which will provide alternative, appropriate uses for the industrial areas that abut residential. Mr. Dabareiner explained the community has a number of older industrial sites that are no longer large enough for manufacturing and are underutilized as storage facilities. He explained the proposed change would give investors more options for these buildings, many of which are historic. He stated this idea is based on practices from Baltimore, MD. Mr. Balmer asked if we are looking to apply this in other districts too. Mr. Dabareiner explained we did not intend to. The Commission discussed methods for applying the transitional areas. There was discussion about compatibility of uses in the Manufacturing Districts.

Ms. Simpson explained the proposed industrial transitions could serve as a tool to encourage adaptive reuse of the historic warehouses. Mr. Dabareiner explained the Bloomington Historic Preservation Commission is beginning a survey of historic commercial and industrial sites located along railroad lines. Ms. Thorsen pointed out the Outdoor Screening Requirements and Mr. Dabariener stated this will be a significant change.

With no further discussion on the Manufacturing District, Ms. Thorsen discussed the proposed changes to the Zoning Overlay section of the ordinance. The majority of the revisions are to streamline and clarify the ordinance. She explained the regulations remain the same. Mr. Scritchlow asked how the current building codes impact the regulations for the Airport Overlay District. Ms. Simpson described the changes in uses allowed and the impacts on residential uses. Mr. Dabareiner stated that CIRA is proactively working with the local construction industry to educate about the building code regulations and height

restrictions near the airport. Ms. Thorsen noted that she would amend the draft to include group homes.

Ms. Thorsen stated the proposed overlay section reserves space for additional overlays. It maintains the historic overlay as S-4 overlay designation. Ms. Thorsen explained the updates are an attempt to clarify language and timeline. Mr. Balmer asked if the one-stop shop is taking a similar approach and if the city is working to streamline the process for development. Mr. Dabareiner clarified the city is working to streamline the review and application processes. Mr. Stanczak asked for explanation about the development notices and procedures for historic designation. Ms. Thorsen stated the section was restructured to make more sense but no significant content was changed. The opportunity for both parties to extend timelines through mutual agreement was added. Mr. Dabareiner asked about a demolition delay process. Ms. Thorsen stated that demolition procedures are added to the procedures section of the zoning ordinance. Mr. Protzman asked about the two-thirds requirement and if it contradicts the Commission bylaws. Mr. Dabareiner explained the code would overrule the bylaws. Ms. Thorsen explained illustrations for the code will be created when the language has been finalized.

Ms. Thorsen discussed the proposed changes for Division 9. She explained the ordinance intends to include diagrams to clarify intended interpretations. Ms. Thorsen clarified the differences in the proposed nonconformities sections, lots and yards, and permitted encroachments. Mr. Scritchlow asked the diagrams clearly illustrate the right-of-way, parkway and parcel lines. Ms. Thorsen explained the “Temporary Use” section. She described Farmers’ Markets as a temporary use and explained this relates to the Comprehensive Plan goal for improving food access. Ms. Thorsen explained the accessory structure regulations and accessory use regulations. Accessory uses would be subject to the additional requirements in the special use provisions section of the zoning ordinance.

Ms. Chlebek left the meeting at 5:05 PM. At that point, the Commission lacked a quorum; no formal actions were taken during the remainder of the meeting.

Ms. Thorsen described the fence regulations and discussed amendments to the existing sections. Mr. Scritchlow stated he supported requiring the best-looking side of the fence face outside. He asked for clarification of fences in easements. Ms. Thorsen suggested adding a clause to clarify responsibility for the fence or to strike the proposed language and add advisory language about utilities. She stated barbed wire fences would be permitted in manufacturing districts or airport districts so long as they are not visible from the right-of-way or from the residential districts. She explained maximum height requirements were removed in manufacturing districts to eliminate conflict with other provisions. Ms. Thorsen discussed performance standards for noise, light and dust. There was a brief conversation about evaluating noise levels. She also explained the proposed lighting standards, which were inspired by the Town of Normal’s ordinance.

NEW BUSINSS

Chairman Boyd introduced the Izzy Rivera the Assistant City Planner. Ms. Rivera introduced herself and provided a brief background.

ADJOURNMENT: Mr. Balmer motioned to adjourn; Mr. Scritchlow seconded the motion. The meeting adjourned at 5:18 p.m. by voice vote, 5-0.

Respectfully,

Katie Simpson
City Planner