

**MINUTES  
BLOOMINGTON PLANNING COMMISSION  
REGULAR MEETING  
WEDNESDAY, OCTOBER 25, 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. John Protzman, Ms. Megan Headean, Mr. Mark Muehleck, Chairman Justin Boyd

**MEMBERS ABSENT:** Mr. Kevin Suess, Mr. Eric Penn

**OTHERS PRESENT:** Mr. George Boyle, City Attorney; Ms. Katie Simpson, City Planner; Ms. Izzy Rivera, Assistant City Planner.

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

**PUBLIC COMMENT:** None

**MINUTES:** The Commission reviewed the minutes from the September 27, 2017 regular meeting. Mr. Balmer motioned to approve the minutes. Mr. Pearson seconded the motion. The Commission approved the minutes by a voice vote, 7-0.

**REGULAR AGENDA:**

**PS-03-17 Public hearing, review, and action on a petition submitted by FOB Development Inc. requesting the reinstatement of the preliminary plan, “Empire Business Park Preliminary Plan” for the property located at the northeast corner of Airport Rd and Empire St., approximately 34.90 acres.**

Chairman Boyd introduced the case. Ms. Rivera presented the staff report and positive recommendation with the condition that the plan is revised to address the staff comments included in the Planning Commission Packet. Ms. Rivera described the subject property, surrounding uses and zoning. She shared pictures of the property and aerial and zoning maps. She explained that a preliminary plan was approved in 2009 by City Council but due to three years of inactivity the plan expired in 2017. Ms. Rivera explained the case’s relationship to the preliminary plan and noted the addition of sidewalk along Airport Rd and Route 9 aligns with the comprehensive plan’s goals of walkability. Ms. Simpson stated that staff shared their commentary with the petitioner who has resubmitted an updated preliminary plan. The updated revision, dated October 23, 2017, was incorporated into the record and marked “Exhibit A”. Ms. Simpson highlighted the revisions and explained the significance of incorporating sidewalk along Airport Road. Ms. Simpson explained that the proposed plan addresses sidewalk by allowing a six foot pedestrian easement. She stated that due to the sidewalk, a six foot variance from the landscaping requirements is required to develop Lot 6, and she asked the Commission to motion to include a favorable recommendation requesting the variance to the Zoning Board of Appeals.

Mr. Stanczak asked if acquiring additional right of way were possible to allow the sidewalk to remain on public property. Ms. Simpson explained that land owner dedicated the amount of right-of-way for Airport Road agreed upon in the 1998 annexation agreement, but the road was built wider than anticipated. The easement is required in order to provide ample parkway between the sidewalk and the road, and without the easement, the sidewalk would be dangerously close to the road. Mr. Pearson asked for clarification on the expiration of a preliminary plan. Ms. Simpson confirmed that because no lots of record were created between 2014 and now, the plan had expired.

Mr. Neil Finlen, Civil Engineer with Farnsworth Associates, was sworn in. He explained the need for parkway on Airport Road and clarified the pedestrian easement. He stated the petition was prompted by the development of a medical facility on Lot 6. He stated the petitioner plans to cooperate with Engineering on an intersection design study, if needed, for Galena Road. He hopes more development will follow this development and expressed gratitude to city staff for their cooperation throughout this process.

Mr. Balmer motioned to approve the preliminary plan conditional to the revisions requested by staff, and to recommend to the approval of a six foot variance for Lot 6 to the Zoning Board of Appeals to allow for the pedestrian easement. Mr. Stanczak seconded the motion. The motion was approved 6-0-1 with the following votes cast: Mr. Balmer—yes; Mr. Stanczak—yes; Mr. Pearson—yes; Mr. Protzman—yes; Ms. Headean—yes; Mr. Muehleck—Abstain; Chairman Boyd—yes.

**OLD BUSINESS:** None

**NEW BUSINESS:** Chairman Boyd introduced Mr. Mark Muehleck, a new member to the Commission. Mr. Muehleck introduced himself and provided a brief background.

**ADJOURNMENT:** The meeting adjourned at 4:18 by unanimous voice vote; motioned by Mr. Balmer and seconded by Ms. Headean.

Respectfully submitted,  
Katie Simpson,  
Secretary.