

**MINUTES
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, NOVEMBER 8, 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, Mr. Eric Penn, Mr. Mark Muehleck, Chairman Justin Boyd

MEMBERS ABSENT: Ms. Megan Headean

OTHERS PRESENT: Mr. George Boyle, City Attorney; Ms. Katie Simpson, City Planner; Ms. Izzy Rivera, Assistant City Planner, Mr. Austin Grammer, City Economic Development Coordinator

CALL TO ORDER Chairman Boyd called the meeting to order at 4:01 PM. The Commission took roll, and with seven members present, there was a quorum.

PUBLIC COMMENT: None

MINUTES: The Commission reviewed the minutes from the October 25, 2017 regular meeting. Mr. Balmer motioned to approve the minutes with the correction of a scrivener's error. Mr. Pearson seconded the motion. The Commission approved the minutes by voice vote, 7-0.

REGULAR AGENDA:

PR-01-17 Public hearing, review, and action on a petition submitted by Eastland Mall, LLC requesting a site plan review, "Outback Pad" for the property located at the southwest corner of Route 9 and Veterans Parkway, approximately 53.78 acres.

Mr. Stanczak arrived at 4:02 p.m. Chairman Boyd introduced the case. Ms. Simpson presented the staff report and positive recommendation. She provided photos of the subject property, an aerial view and zoning map. Ms. Simpson shared pictures of the property and provided a brief history of tenants and uses this property has had over the past three decades. Ms. Simpson described the zoning, surrounding uses and surrounding zoning districts. She explained that Veterans Parkway and Empire St are state routes and have higher traffic volumes than other streets. Ms. Simpson stated the proposed development aligns with the Comprehensive Plan because it promotes infill development, retention of existing businesses, and adaptive reuse of commercial sites. She explained that the site plan review process is intended to provide an opportunity to evaluate the compatibility of uses, effects on surrounding properties, and to evaluate the site connectivity and overall circulation. Ms. Simpson explained the site plan's relationship to the existing zoning ordinance. The site plan, as she stated, complies with, and exceeds parking, and landscaping requirements. Mr. Balmer asked if the 524 surplus of parking spaces includes the 62 spots that would be required for the new development. Ms. Simpson confirmed. She explained that, since the previous Site Plan review in 1997, the City changed its

zoning ordinance to reduce the number of required parking for retail and awarded two variances reducing the size of parking stalls and reducing the size of aisles. Ms. Simpson explained the development would involve the removal of three parking islands, but emphasized that these islands would be relocated. She explained city staff, including the traffic engineer, reviewed the plan for onsite circulation and have no concerns. The developer is proposing to provide underground detention to accommodate the displacement of storm water. Ms. Simpson reviewed the standards from Section 44.8-5 and stated the site plan meets these standards.

Chairman Boyd asked for clarification about the relocation of landscaping islands. Ms. Simpson explained the site plan includes landscaping for the mall property to meet the site plan review requirement. Additional landscaping for the restaurant would be provided by the tenant of the restaurant. Mr. Stanczak asked about the underground detention. Ms. Simpson explained that the tenant would provide underground storage tanks for the new development. Mr. Balmer explained that the parking lot provides surface detention and that the proposed detention would result in underground tanks. Mr. Stanczak asked if this development would involve a traffic configuration. Ms. Simpson stated that the development should improve onsite circulation by encouraging travelers to use the frontage road rather than cut through the property. She stated the building, angled parking stalls and medians should improve traffic circulation by reducing cut-through opportunities.

Mr. Bill Butz, 250 E. 96th St. Suite 580 Indianapolis, Indiana, project engineer, was sworn in. He introduced himself and Jeff Allen, a representative from CBL Properties. Mr. Butz explained the building footprint will be the size of the pad. He described the developer's intention to add additional landscaping and soften the site. Mr. Butz clarified the building will be built by the tenant, but as per the lease, the petitioner is required to provide a pad. Mr. Butz addressed the detention design and explained underground storage chambers will be provided. He stated that this is one of many improvements the mall will be making over the next few years. Mr. Stanczak clarified the project is not random and there is a tenant. Mr. Butz confirmed and clarified the project is a relocation of an existing business. Mr. Suess stated that at times there are carnivals in the parking lot where the restaurant is proposed; he asked about the impact this development may have on that use. Mr. Butz explained that the petitioner would be responsible for any other agreements or leases for a carnival.

Chairman Boyd requested comments and questions from the public. No one spoke in favor of the petition and no one spoke in opposition to the petition. Chairman Boyd declared the public hearing closed. Chairman Boyd stated he likes that the large parking lot will be reduced. No other comments were provided by the Commission.

Mr. Balmer motioned to approve the site plan as presented. Mr. Protzman seconded the motion. The motion was approved 8-0 with the following votes cast: Mr. Balmer—yes; Mr. Protzman—yes; Mr. Stanczak—yes; Mr. Pearson—yes; Mr. Suess—yes; Mr. Penn—yes; Mr. Muehleck—yes; Chairman Boyd—yes.

OLD BUSINESS: None

NEW BUSINESS: None

ADJOURNMENT: The meeting adjourned at 4:23 by unanimous voice vote; motioned by Mr. Balmer and seconded by Mr. Stanczak

Respectfully submitted,
Katie Simpson,
Secretary.