

MINUTES
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, APRIL 23, 2014, 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET, BLOOMINGTON, ILLINOIS

MEMBERS PRESENT: Mr. Stuckey, Mr. Schulz, Mr. Diamond, Mr. Balmer, Mr. Pearson, Mr. Stanczak, Mr. Scritchlow, Mr. Cornell, Mr. Cain

MEMBERS ABSENT: Mr. Wills

OTHERS PRESENT: Mr. Mark Woolard, City Planner
Mr. Frank Koehler, Interim Director of Planning and Code Enforcement
Mr. Kevin Kothe, City Engineer
Ms. Vasudha Pinnamaraju, Executive Director of McLean County
Regional Planning Commission

CALL TO ORDER: Chairman Cain called the meeting to order at 4:02 P.M.

ROLL CALL: Mr. Woolard called the roll. A quorum was present.

PUBLIC COMMENT: None

MINUTES: The Commission reviewed the April 9, 2014 minutes. On page two, a colon is to replace the period after "4".

Mr. Pearson moved to approve the April 9, 2014, minutes as corrected. Mr. Balmer seconded the motion which passed 9-0 with following votes being cast on roll call: Mr. Stuckey--yes; Mr. Schulz--yes; Mr. Diamond--yes; Mr. Balmer--yes; Mr. Pearson--yes; Mr. Stanczak--yes; Mr. Scritchlow--yes; Mr. Cornell--yes; Mr. Cain--Yes; Mr. Wills--absent.

REGULAR AGENDA:

PS-01-14. Public hearing and review on the petition submitted by Parkway Partners-One, Inc., requesting the approval of a Reinstated Preliminary Plan for the Parkway Village Phase 3 PUD Subdivision, for the property located east of Mercer Avenue, north of Ireland grove Road, and south of Veterans Parkway, consisting of approximately 6.55 acres.

PS-02-14. Public hearing and review on the petition submitted by Parkway Partners-One, Inc., requesting the approval of an Amended Preliminary Plan for Parkway Village Phase 3 PUD Subdivision, for the property located east of Mercer Avenue, north of Ireland grove Road, and south of Veterans Parkway, consisting of approximately 6.55 acres.

Chairperson Cain introduced both of the petitions. Mr. Woolard stated both cases involve the same property. The first case requests a reinstatement of the preliminary plan. If a plan goes three years or longer without a final plat submission, then it needs to be reinstated. The perimeter and interior roads of the site from the 2008 plan have not changed. Staff and engineering reviewed the plan changes which involve lot and building sizes and there were no issues. Mr. Woolard stated that an approved Planned Unit Development is the plan that will be built. If changes are made to the plan, then they must go back through the approval process. In this case, there were no major changes such as curb cuts and no increased amounts of traffic. These changes are minor and Staff is supporting the petition.

Chairman Cain opened the public hearing for both cases. Todd Raufeisen, 33 Eile Drive, Rock Island, IL, the original land developer representing Parkway stated the Marriot Residence Inn is under construction. CVS and Taco Bell are currently operating, both of which are topping their business sales in the area and region, respectively. The economy is picking up and since there are commitments, there is more development surface area detail and retention areas details. The property will be 100% pre-leased.

Chairman Cain asked if there were any questions, comments or opposition from the audience and no one spoke.

Mr. Balmer asked about green space requirements with respect to the upcoming changes in the comprehensive plan. Mr. Woolard stated a code requirement for parking lot landscape is in place and the floor area ratio needs to be met. The site plan would be submitted prior to an approved building permit. The site plan would contain the landscaping details. Sidewalks and a bike lane were discussed.

Mr. Kothe stated that the smaller basins are being combined into a larger basin. He stated this plan seems to be straight forward at this time.

Chairman Cain closed the public hearing for both cases.

Mr. Balmer moved to recommend approval to the city council for case PS-01-14 to reinstate the Preliminary Plan. Chairperson Cain seconded the motion.

Case PS-01-14 passed by a vote of 9 to 0 each with the following votes being cast on roll call: Mr. Stuckey--yes; Mr. Schulz--yes; Mr. Diamond--yes; Mr. Balmer--yes; Mr. Pearson--yes; Mr. Stanczak--yes; Mr. Scritchlow--yes; Mr. Cornell--yes; Mr. Cain--yes; Mr. Wills--absent.

Mr. Balmer moved to recommend approval to the city council for case PS-02-14 Amended Preliminary Plan pending further information on elevation and landscaping. Chairperson Cain seconded the motion.

Case PS-02-14 passed by a vote of 9 to 0 each with the following votes being cast on roll call: Mr. Stuckey--yes; Mr. Schulz--yes; Mr. Diamond--yes; Mr. Balmer--yes; Mr. Pearson--yes; Mr. Stanczak--yes; Mr. Scritchlow--yes; Mr. Cornell--yes; Mr. Cain--yes; Mr. Wills--absent.

OLD (other) BUSINESS:

Vasudha Pinnamaraju, AICP, McLean Country Regional Planning Commission Executive Director, gave an update on the Bloomington Comprehensive plan status and activities. The plan is currently within the existing analysis phase. The summary of nearly 25 existing city plans will be presented when this phase is completed for the purpose of relevant findings. Data analysis includes sets from the city, state and federal levels. The goal is to present the plan as evidence based and can be quantified by the data. An explanation on density was presented with the application of the prioritizing of services.

The advisory committee is in place and the steering committee will be in place by the first week of May.

The plan for the upcoming phases was presented. The next report is due in the end of June. As the reports are completed, the information will be available on the MCRPC website and the bring it on Bloomington site.

NEW BUSINESS:

Mr. Balmer attended the Bike Summit. He referred to the recent forum presentation where small projects that involve the community, sponsors and businesses with smaller dollar amounts seem to see local buy-in. Local traffic control was discussed on how to connect communities. Champaign incorporates a percentage of parking designated to bicycles as a part of their city code.

A discussion on how to encourage local neighborhood projects and revitalizations ensued.

Chairman Cain stated a grateful farewell to Mr. Schulz for his years of service on this Commission as this was his last meeting before the end of his term.

ADJOURNMENT: There being no further business to come to the Bloomington Planning Commission's attention, Mr. Stanczak moved to adjourn this meeting and Mr. Schulz seconded the motion which was approved unanimously. The meeting was adjourned at 4:56 p.m.

Respectfully submitted,

Mark Woolard, City Planner

For further information contact:

Mr. Woolard, City Planner

Department of Planning and Code Enforcement

Government Center

115 E. Washington Street, Bloomington, IL 61701

Phone: (309) 434-2341 Fax: (309) 434-2857

E-mail: *mwoolard@cityblm.org*