

**MINUTES**  
**BLOOMINGTON PLANNING COMMISSION**  
**REGULAR MEETING**  
**WEDNESDAY, MAY 14, 2014, 4:00 P.M.**  
**COUNCIL CHAMBERS, CITY HALL**  
**109 EAST OLIVE STREET, BLOOMINGTON, ILLINOIS**

**MEMBERS PRESENT:** Mr. Wills, Mr. Diamond, Mr. Balmer, Mr. Pearson, Mr. Stanczak, Mr. Scritchlow, Mr. Cornell, Mr. Suess, Mr. Cain, Mr. Stuckey

**OTHERS PRESENT:** Mr. Mark Woolard, City Planner  
Mr. Frank Koehler, Interim Director of Planning and Code Enforcement  
Mr. Kevin Kothe, City Engineer

**CALL TO ORDER:** Chairman Cain called the meeting to order at 4:01 P.M.

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

**PUBLIC COMMENT:** None

**Resolution of Appreciation:** Chairman Cain recognized Bill Schulz in appreciation of his service of nine years on the Commission. Chairman Cain presented the certificate of appreciation to Mr. Schulz.

**MINUTES:** The Commission reviewed the April 23, 2014 minutes. Mr. Balmer moved to approve the April 23, 2014, minutes as written. Mr. Stanczak seconded the motion which passed 9-0 with following votes being cast on roll call: Mr. Stuckey--yes; Mr. Wills--present; Mr. Diamond--yes; Mr. Balmer--yes; Mr. Pearson--yes; Mr. Stanczak--yes; Mr. Scritchlow--yes; Mr. Cornell--yes; Mr. Cain--Yes; Mr. Suess--yes.

**REGULAR AGENDA:**

**Z-03-14. Public hearing and review on the petition submitted by Land Trust CC-1 requesting the approval of a Rezoning from a portion of Fox Creek Village PUD, from S-2, Public Lands and Institutions District to R-2, Mixed Residence District, for the property located south of Lot 2, Fox Creek Country Club, north of Outlot 26, Fox Creek Village Subdivision, and west of Union Pacific Railroad consisting of approximately 5.64 acres.**

Chairperson Cain introduced the petition. Mr. Stanczak recused himself. Mr. Woolard stated the area of rezoning received approval for a preliminary plan last year. The area was originally planned for detention, however that has changed for residential development. Staff is supporting this request.

Mr. Balmer stated his concern for the increase in density with very limited access and the provision of services. Mr. Woolard stated that the parcel size is limited by the code. The layout including the number of lots would not change now. A discussion regarding the development ensued.

Chairman Cain opened the public hearing. Mr. Don Adams, 2709 McGraw Drive, stated years ago when Pepper Ridge Subdivision began, the area was set aside for a detention basin. It had extra space and when The Den was built, the detention basin was shifted. The zoning should have been revised at that point. Mr. Adams stated that last year when they returned for the Preliminary Plan revision, they should have addressed the inconsistent zoning at that time. The intended uses had changed many years ago and this process is making that change formal. There is no change in the Fox Creek Village preliminary plan nor the houses. The only change is to reflect the proper zone changes that were made in the initial preliminary plan.

Mr. Adams stated accessibility isn't being addressed today as nothing is changed from the original plan. There is a land locked area to the South by the detention basin and railroad tracks and is accessible

through Pepper Ridge to the North. There is a possible second access located to the North East and it is available for the homeowners association's first right of refusal to build a road if they want it. The streets in Fox Creek Village are private streets. Every opportunity has been explored for more access. There is no more density planned.

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

A discussion ensued regarding detention and access. Mr. Kothe stated this is a zoning adjustment to match the changes that were actually made years ago and there is no concern with detention.

Chairman Cain closed the public hearing. Mr. Pearson expressed concern over the access for public safety. A discussion ensued regarding on the purpose of the preliminary plan to offer change until the final plat. Mr. Balmer restated concern over access however there would be no reason to deny this at this point. Mr. Stuckey stated there is no reason to hold this up based on what was already approved. We assumed it was R-2. Mr. Diamond even though the plan is not optimal with regard to a secondary access, this is not the time to address that issue.

Mr. Balmer amended the motion to include a recommendation for consideration for an additional entrance in case Z-03-14. Mr. Cornell seconded the motion which passed by a vote of 5 to 4 each with the following votes being cast on roll call: Mr. Stuckey--no; Mr. Diamond--no; Mr. Balmer--yes; Mr. Pearson--yes; Mr. Stanczak--present; Mr. Scritchlow--no; Mr. Cornell--yes; Mr. Cain--yes; Mr. Suess--yes; Mr. Wills--no.

Mr. Scritchlow moved to recommend approval to the city council for case Z-03-14. Mr. Diamond seconded the motion which passed by a vote of 8 to 1 each with the following votes being cast on roll call: Mr. Stuckey--yes; Mr. Diamond--yes; Mr. Balmer--yes; Mr. Pearson--no; Mr. Stanczak--present; Mr. Scritchlow--yes; Mr. Cornell--yes; Mr. Cain--yes; Mr. Suess--yes; Mr. Wills--yes.

**OLD (other) BUSINESS:**

**Discussion of Comprehensive Plan:** The comprehensive plan status was discussed. There is preparation at this time for the upcoming July working groups. There is a website, facebook and other social media activity.

**Discussion of Transportation Planning:** Mr. Kothe stated the on street bike lanes have been added to Front and Prairie Streets. The bike plan work includes a collection of information from different sources and is currently being analyzed. The information should be available in the fall. Discussion ensued regarding bike safety classes at elementary schools, bike parking at key locations, bike travel map and constitution trail revenue generation.

**NEW BUSINESS:** The Commission welcomed Mr. Suess.

**ADJOURNMENT:** There being no further business to come to the Bloomington Planning Commission's attention, Mr. Diamond moved to adjourn this meeting and Mr. Balmer seconded the motion which was approved unanimously. The meeting was adjourned at 5:12 p.m.

Respectfully submitted,

Mark Woolard, City Planner

For further information contact:

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