

**MINUTES  
BLOOMINGTON PLANNING COMMISSION  
REGULAR MEETING  
WEDNESDAY, JANUARY 8, 2020 4:00 P.M.  
COUNCIL CHAMBERS, CITY HALL  
109 EAST OLIVE STREET  
BLOOMINGTON, ILLINOIS**

**MEMBERS PRESENT:** Mr. David Stanczak; Mr. John Protzman; Mr. Justin Boyd; Mr. Thomas Krieger; Mr. Mark Muehleck; Chairperson Megan Headean.

**MEMBERS ABSENT:** Mr. Tyson Mohr; Mr. Kevin Suess; Mr. Eric Penn; Ms. Megan McCann.

**OTHERS PRESENT:** Mr. Bob Mahrt, Community Development Director; Ms. Katie Simpson, City Planner; Ms. Casey Weeks, Assistant City Planner; Mr. George Boyle, Assistant Corporate Counsel.

**CALL TO ORDER:** Chairperson Headean called the meeting to order at 4:02 PM Mr. Mahrt called roll. With six members present, the Commission established a quorum.

**PUBLIC COMMENT:** None

**MINUTES:** Review the minutes of the December 11, 2019, regular meeting of the Bloomington Planning Commission. Mr. Boyle commented to amend the spelling of Mr. Lenz's name, and spelling of "counsel." Mr. Boyd made a motion to approve as amended. Mr. Stanczak seconded the motion. Approved by voice vote (6-0-0).

**REGULAR AGENDA:**

- A. PR-01-20** Public Hearing, review and action on a site plan review application submitted by Hardees 1500579 and Hardees 0579 Tristar Ventures, LLC, for construction of a new car wash at 2702 E. Oakland Ave. Bloomington, IL (Ward 1).

Ms. Simpson gave a staff presentation with the recommendation to approve the site plan for new construction of a car wash at 2702 E. Oakland Ave. including a variance to increase the height of the building. Staff received emails from JoAnn Thompson and Lawrence Weller regarding ingress/egress from Oakland Ave. These emails are entered as Exhibit I and Exhibit II. The developer was asked to construct a pork chop at the Oakland Ave ingress/egress that would not allow a left hand turn into or out of Oakland Ave. into the car wash.

The 20 feet height allowance maximizes the size of vehicles that can enter the bay of the car wash. Additional building height for the car wash allows for a parapet wall to hide mechanicals on the roof. Queuing will be accessed from Eldorado

Road not E. Oakland. Staff considered not allowing access from Oakland, but determined it would render the property difficult to develop. Staff feels the development will favorably affect surrounding businesses. A car wash is a permitted use in the B-1 District.

Mr. Eric Kirchner, P.E.; Senior Project Manager for Club Carwash, was sworn in and addressed the Commission. The property owner owns multiple car washes throughout multiple states. Five employees are staffed for each shift throughout open hours. There are 17 self-vacuuming bays. Mechanical equipment is screened. The billboard has an existing lease and will remain on site. There are three lanes to enter the car wash to prevent extended lines. The developer has no opposition to putting a pork chop at the Oakland Ave. entrance.

Chair Headean would prefer to have a pork chop constructed to prevent left hand turns into or out of the site from Oakland Ave. Mr. Muehleck motioned to approve the petition with a height variance and addition of the pork chop median at the Oakland Ave. entrance. Mr. Krieger seconded the motion. Role call vote: Mr. Stanczak - Yes; Mr. Protzman - Yes; Mr. Boyd - Yes; Mr. Krieger - Yes; Mr. Muehleck - Yes; Chairperson Headean – Yes. Approved (6-0-0)

Mr. Stanczak made a motion to approve staff findings. Mr. Krieger seconded the motion. Role call vote: Mr. Stanczak - Yes; Mr. Protzman - Yes; Mr. Boyd - Yes; Mr. Krieger - Yes; Mr. Muehleck - Yes; Chairperson Headean – Yes. Approved (6-0-0)

- B. PS-01-20** Public Hearing, review and action on a preliminary plan submitted by Core Bloomington Commons, LLC and Southern Centers at Hialeah for the Bloomington Commons Subdivision commonly located at 1701 E. Empire Street Bloomington IL (Ward 5).
- C. PR-02-20** Public Hearing, review and action on a site plan review application submitted by Core Bloomington Commons, LLC and Southern Centers at Hialeah for new construction of a restaurant at 1701 E. Empire Street Bloomington IL (Ward 5).

Items B and C will be presented at the same time since they are for the same site. Ms. Simpson presented the staff report and recommendation to approve the preliminary plan and site plan. After the preliminary plan is approved by City Council it can be sold. Bloomington Commons includes the Schnucks, Chucky Cheese, Olive Garden, JoAnn Fabrics and other stores. Five new lots are created within the one lot, so each business will have its own lot. A portion of the Toys-R-Us building will be demolished and occupied by an anchor tenant. Staff recommends a bicycle parking space and pedestrian pathway. Lot 2 can function as spillover parking, but the lots allow for required parking as drawn.

Staff recommends approval of the site plan. One additional bicycle parking space is required to meet regulations. The site complies with landscaping requirements. Vehicle access is from Prospect. Staff recommends pedestrian access from the light signal at E. Empire Street and Prospect Road, so a signal is provided. Applicant is requesting a variance to allow for additional parking. The

landscaping plan meets requirements. This project aligns with the comprehensive plan. Pedestrian pathways connecting the businesses aligns with the comprehensive plan. The developer is proposing a crosswalk mid-street rather than at the light signal. Staff recommends a sidewalk on the west side of Prospect Road to access the signaled crosswalk. The City traffic engineer spoke in favor of having the pedestrian crossing at Empire Street and Prospect Road, so pedestrians have a signal. There is currently no sidewalk on the west side of Prospect Road. The state is proposing improvements on Route 9 which will allow for improved pedestrian access from the residences to the north. A sidewalk currently exists on the east side of Prospect Road.

Mr. Adam Preshal, 200 S. Wacker, Chicago, IL, Managing Member for the property owner of Bloomington Commons. JoAnn Fabrics is moving from the corner space into the former Toy-R-U's building which will be partially demolished. Jared Placek who is the civil engineer with Manhard Consulting and for the project.

Mr. Jared Placek, project engineer was sworn in. Developers concern is that the Empire/Prospect intersection is too busy to cross safely. Mr. Placek feels the mid-street crosswalk was safer. Chair Headean asked the petitioners if they consider that constructing a sidewalk on the west side of Prospect Road would be a hardship, and both representatives said, yes. Each building will have its own lot. In lot 2 they want the ability to construct a 10,000 square foot building in the future. A note will be made on the plat to signify that each building will have its own lot, but they will function as one shopping area.

Ms. Simpson suggested removing number 13 and 18 from staff comments regarding the sidewalk on the west side of Prospect Road, and continue to talk to the developer to determine whether it is necessary.

Mr. Krieger made a motion to approve the preliminary plan with the condition that the plan is revised with staff comments excluding numbers 13 and 18, and adopting the findings of fact by staff. Role call vote: Mr. Stanczak - Yes; Mr. Protzman - Yes; Mr. Boyd - Yes; Mr. Krieger - Yes; Mr. Muehleck - Yes; Chairperson Headean – Yes. Approved (6-0-0).

Mr. Boyd made a motion to approve the site plan PR-02-20 with the staff recommendations excluding numbers 13 and 18 and adopt findings of fact by the staff. Role call vote: Mr. Stanczak - Yes; Mr. Protzman - Yes; Mr. Boyd - Yes; Mr. Krieger - Yes; Mr. Muehleck - Yes; Chairperson Headean – Yes. Approved (6-0-0).

**OLD BUSINESS:** None

**NEW BUSINESS:** Chair Headean requested to have George look at by-laws for attendance requirements for Commission members.

Staff recently received sign survey results and they are currently being reviewed. The results will be presented at the February meeting.

**ADJOURNMENT:** The meeting was adjourned at 5:15 pm by voice vote, motioned by Mr. Boyd.

Respectfully submitted,  
Casey Weeks  
Assistant City Planner

**Fw: Proposed car wash at the Veterans Parkway and Oakland Avenue location.**

Melissa Freese <mfreese@cityblm.org>

Mon 1/6/2020 7:49 AM

To: Katie Simpson <ksimpson@cityblm.org>; Casey Weeks <cweeks@cityblm.org>

Melissa Freese  
Support Staff IV  
Community Development  
City of Bloomington  
(309) 434-2226

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From: Jo Ann [REDACTED]

Sent: Sunday, January 5, 2020 3:45 PM

To: IM DL ComDev

Subject: Proposed car wash at the Veterans Parkway and Oakland Avenue location.

I have lived in the area for over 30 years and here are some of my observations:

1. Prospect and Eastland Dr has a car wash on the corner. It is approximately 5 blocks from this location.
2. This site is a high trafficked area 5 days a week.
3. This site has limited access and exit roads. It almost impossible to exit this site turning East on Oakland Avenue. If you take the north exit and turn right on Prospect to get back to Oakland you hit a stop sign. There is no light at this corner and depending on time of day the cars get really backed up. It's basically a traffic jam.
4. Check the auto accident history at the Oakland / Veterans location.
5. The site size itself. Is the site size right for a car wash? Maybe. But a very small car wash.

My recommendation is that the commissioners drive by this location during peak hours - 7-8 am, lunch 11-1 pm, and 3:30-4:30. Drive East on Oakland to Veteran's, cross Veteran's and turn left to access this site from Oakland.

Thanks for your consideration. JoAnn Thompson. [REDACTED]

Sent from my iPhone

Reply Delete Junk Block ...

Comments, Re: Hardee's Car Wash planning. From Lawrence Weller

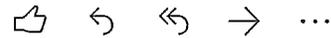
- Getting too much email? Unsubscribe
- You forwarded this message on Wed 1/8/2020 11:05 AM
- Label: Mailbox Retention (3 years) Expires: Sat 1/7/2023 10:53 AM



lmweller [redacted]

Wed 1/8/2020 10:53 AM

Joni Gerard; [redacted]



Hello,

I'm Lawrence (Larry) Weller, 605 Broadmoor Drive, Bloomington Il.

I have some comments regarding the proposed Hardee's Carwash at Oakland and Veterans.

Due to some health and mobility challenges, I have decided to send comments in writing, instead of coming to the hearing in person.

While we were disappointed to see the Hardee Restaurant close and the loss of business revenue and employment, we were not sorry to see an end to the traffic congestion and the dangerous lane crossings that occurred as people attempted to enter and exit the site.

We have lived in this area for 40 years, and have observed considerable traffic problems and accidents as motorists attempt to enter and leave this site, and my wife was involved in an accident there, due to a driver doing what was often customary, using poor judgement as they attempt to get to the site.

I have reviewed the plan as well as I can on my computer, and see that there are changes in entering and leaving the site. However, it still doesn't completely deal with a added congestion on westbound Oakland.

We still have quite a number of northbound cars turning left from Eldorado on to westbound Oakland, and I can foresee some conflict with the proposed exit from the carwash site.

My preference would be for all traffic in and out of the site be routed to the north side, since there are plans for traffic from Eldorado.

That would reduce congestion on westbound Oakland.

In addition, it would take care of a possible potential problem of "drip off" ice forming in winter months on westbound Oakland as cars would exit the site.

Thanks for allowing me to voice my concerns.

We wish the new business much success.

Regards,  
 Lawrence Weller  
 605 Broadmoor Drive  
 Bloomington, Illinois 61704

**DRAFT**  
**MINUTES**  
**BLOOMINGTON PLANNING COMMISSION and ZONING BOARD OF APPEALS**  
**JOINT MEETING**  
**WEDNESDAY, SEPTEMBER 11, 2019 4:00 P.M.**  
**COUNCIL CHAMBERS, CITY HALL**  
**109 EAST OLIVE STREET**  
**BLOOMINGTON, ILLINOIS**

**MEMBERS PRESENT:** Mr. David Stanczak; Mr. John Protzman; Mr. Justin Boyd; Mr. Mark Muehleck; Mr. Thomas Kreiger; Mr. Tyson Mohr; Ms. Megan McCann; Chairperson Megan Headean.

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

**ZBA MEMBERS:** Mr. Terry Ballantini, Chairperson Victoria Harris.

**ZBA MEMBERS ABSENT:** Mr. Michael Rivera Jr, and Mr. Richard Vitengruber, Mr. Tyler Noonan

**OTHERS PRESENT:** Ms. Katie Simpson, City Planner; Ms. Casey Weeks, Assistant City Planner; Mr. George Boyle, Assistant Corporate Council; Mr. Bob Mahr, Community Development Director.

**CALL TO ORDER:** Chairperson Headean called the meeting to order at 4:05 PM. Ms. Simpson called roll. With ten members present, the Commission established a quorum.

**ELECTION OF MEETING CHAIR:** A motion was made to nominate Megan Headean as Chair, Ms. Victoria Harris seconded, approved by voice vote 10-0-0.

**PUBLIC COMMENT:** Greg Koos, existing conditions report 25% of single family housing has been converted to multi-family dwellings within R-3B zoning. Residents express a desire to enhance and preserve existing character. The comprehensive plan from 2015 states preserving established older neighborhoods links residents to history while maintaining affordable housing options in the community. The condition of the homes in the study ranges from pristinely preserved mansions and blighted deteriorated homes there are opportunities for tear down and infill in the area. The condition variants that have the R-3B designation relates to active neighborhood preservation. In 1985 there was no difference in blight between the West and East side of Grove Street. Mr. Koos documented and surveyed all the homes along Grove Street for the National Register nomination. Circumstances for West Grove Street and East Grove Street were the same with the exception of one variant. East Grove Street was designated a historic district with a community engaged in preservation. The goals of the R-3B zoning regarding housing and housing density are now being met by residential housing in existing historic buildings. The High School conversion on Washington is converting a historic building into 48 low income senior apartments. The State Farm building development is bringing 240 apartments in a historic building in the central city. The need for dense housing is in the Central Business

District. Reusing buildings prevents more carbon output contributing to climate change and can help us achieve carbon reduction. There is an immediate carbon savings associated with reuse and renovation as compared with new construction. There is a need for the Historic Preservation Commission and the City of Bloomington to come together and create a city wide preservation plan.

Brad Williams, President of Emmitt's Grove Neighborhood Association, would like see the zoning put back to R-2 rather than R-3B.

Clayton works at Prairie Signs speaking on the proposed sign ordinance. The sign ordinance may create a hardship on businesses and may choose somewhere other than Bloomington to start a business. Hold time for message centers is proposed for 2 minutes which is too long. The reduction in allowed sign space is too much.

**REGULAR AGENDA:**

- A. Presentation by and discussion with Carly Petersen AICP Senior Associate and Jackie Wells, Associate, Houseal Lavigne Associates regarding the sign code update.

Ms. Carly Petersen addressed the commission that there is no action at this meeting. This is an informative presentation on a proposed sign ordinance. Changes include making the codes in compliance with Reed v. Town of Gilbert Supreme Court ruling regulating freedom of speech regarding signs.

Ms. Jackie Wells addresses the commission with the draft of the sign ordinance to allow for input and comment. Downtown sign code regulations are driven by the comprehensive plan. Communities are rewriting their sign regulations due to the Reed v. Town of Gilbert Supreme Court Case. There is a sign survey online for residents to give input. Signs may no longer be regulated by content.

One square foot of sign area per linear foot of frontage. Maximum sign area for a pole sign is 200 square feet reduced from 300 square feet. Wall signs recommended to be 5% of façade area. Pole signs are proposed not to be permitted downtown. Sandwich signs are only permitted downtown.

Electric message signs are only allowed on monument signs. No dissolving or fading on the electronic signs.

Input from businesses includes allowing pole signs, the proposed regulations allow for pole signs and a taller height than other communities. There is currently a sign survey online along with the proposed ordinance allowing for comments and feedback.

The messages on the electronic message boards would have to adhere to the new code following adoption. Community Development receives approximately five to six sign complaints a week.

Residences are limited to two yard signs.

Are vehicle wraps considered signs? Page 25 of the ordinance refers to parked vehicles that are only used to sit in a right of way and not regularly operated.

Have there been examples of animation related to waving flags on electronic message boards? Are there statistics related to accidents caused by message board animation? Two minutes does not seem to be enough time allowed for changeable copy. Animation cannot be regulated by content and make exceptions to waving flags over other animation.

- B.** Presentation by and discussion with Carly Petersen AICP Senior Associate and Jackie Wells, Associate, Houseal Lavigne Associates regarding on the R-3B zoning and density analysis.

Preliminary policy direction on R-3B zoned areas are being looked at due to feedback from residents desiring a residential zoning with less density. In the study area there are 223 properties are currently zoned as R-3B around downtown. 85% were built as single family houses, 8% built as duplexes, 7% as multi-family dwellings. Approximately 30% of single family detached homes have been converted to multi-family. R-3B currently allows a maximum density of 70 dwelling units per acre which was the most concern among residents. Existing policy approaches regeneration on the west side of Grove and preservation on the East side of Grove areas of R-3B.

The consultants are looking for ideas and comments to revise code to reflect existing scale and character allowing housing options reducing maximum density and height to less than 70 feet. We are looking only at the properties in the study area around downtown. The consultants are not recommending the R-2 zoning since it does not reflect the existing housing variety that is available.

Commission members are interested in preserving the character of the neighborhoods. There is also concern regarding the economic viability and size of some of the large single family residences. Parking is a concern with single family housing converted to multi-family. Expansion of rental regulations and inspections could help control conversions. The consultants are exploring opportunities to encourage preserving the historic integrity of existing structures.

City staff and consultants will gather commission members' feedback in order to draft language to reflect ideas and views regarding R-3B zoning in the study area around downtown.

**OLD BUSINESS:** None

**NEW BUSINESS:** None

**ADJOURNMENT:** The meeting was adjourned at 5:35 pm by voice vote, motioned by Mr. Boyd.

Respectfully submitted,  
Casey Weeks  
Assistant City Planner