

**TOWN OF NORMAL PLANNING COMMISSION  
HELD ONLINE  
NORMAL, ILLINOIS**

**REGULAR MEETING  
June 4, 2020  
5:00 PM**

**Members Remotely Present (virtual meeting through Zoom due to COVID-19-Related Emergency Order 20-002):**

Mr. Zimmerman, Mr. Boser, Mr. Broad, Mr. Jani, Mr. Matejka, Mr. Shields, and Ms. Widergren

**Members Absent:**

None

**Others Present (remotely due to COVID-19-Related Emergency Order 20-002):**

Mr. Troemel, Director of Inspections, Ms. Davison, Town Planner, Mr. Long, Associate Town Planner, Mr. Day, Corporation Counsel, and Ms. Swaney, Office Associate

**Call to Order:**

Chairman Zimmerman called the meeting to order at 5:00 p.m.

**Approval of Minutes:**

Mr. Matejka moved, seconded by Mr. Shields, to approve the March 5, 2020, minutes as submitted. Motion carried 7-0.

**Public Hearings:**

- a. **20-05-04-PC: Zoning Text Amendment, One Normal Plaza PUD (northeast of the intersection of Beech and Pine)**

Ms. Davison stated Mr. Broad is recusing himself as he is a partial property owner at One Normal Plaza and will be unable to participate in the discussion. She stated this meeting is being recorded and will be available on YouTube. The Planning Commission will be carrying this meeting over until July 9<sup>th</sup>, 2020 for additional public comment.

Ms. Davison summarized the proposed zoning text amendment and reviewed the staff report. She explained that there are limiting factors at the One Normal Plaza PUD that will naturally limit what goes on here. These old buildings are exceptionally expensive to rehab, maintain and modernize. And if the community want these buildings to remain, be cared for and succeed, the zoning code should allow property owners to have more flexibility to in what they are able to do to justify the expense of maintaining the buildings. Concerns from the public included citizens being concerned that this amended plan would eliminate, sell or change the park space. She clarified that the Town has no plans for this other than maintain the green space. Some citizens were worried that this would require a ton of public investment, but this is a zoning code change so the amended plan would only change what private property owners

can do with land use. Steam tunnels, asbestos and other environmental concerns at One Normal Plaza, however, are not related to a zoning code change. Property has been around for over 100 years and none of the proposed changes would proactively interfere with anything that is under the ground. This is not a historic designation process. The Normandy Village complex is under the National Register of Historic Places due to the owners of the property pursuing this independently. The Town has no plans to force designation on anyone.

Mr. Zimmerman asked for clarification on expanding a use of stand-alone buildings or potentially use office buildings. There was short discussion regarding this, with Ms. Davison explaining that current code would allow the construction of new buildings and would permit certain types of land uses such as restaurants or retail stores as part of an office building.

C-1 Multi-office park is the only such office park within the Town. Ms. Davison confirmed this code section is specific to One Normal Plaza.

Ms. Davison explained the liquor code is separate from zoning code entirely. Essentially, any restaurant may ask for a liquor license, as they are not tied together. Mr. Day reiterated that eating establishments that are allowed within the existing zoning structure could apply for a liquor license.

Mr. Matejka asked to clarify that 5000 sq. feet for a restaurant and liquor license is a compromise. Red Robin and the Pub II are about 5000 sq. feet and good size comparisons. He also asked that when this comes to a vote can the Commission amend this code to exclude those uses. Ms. Davison explained how the recommendation works with Town Council and noted that the Commission can recommend that the proposed zoning text amendments be approved in whole or in part.

Ms. Davison reiterated how the Town's Planning Commission works as a recommendation to the Town Council.

Ms. Widergren asked about concerns with the narrow road around the loop and any increase in traffic based on businesses that would be allowed on those roadways currently.

Ms. Davison stated that one of top concerns raised was regarding parking, but also traffic, safety, and crowding issues. The narrow road encourages people to drive slowly. The town Engineering and Public Works Departments have been part of these discussions, and there would be options for traffic calming and signage. The Town will have to evaluate this concern as time goes on if anything new presents itself.

Mr. Shields asked if the Commission could review parking and what that looks like.

Ms. Davison stated that the goal would be to find a mix where the timing works out well for parking – for example, some businesses require parking in the evenings while others park during the day. She discussed how the code addresses parking elsewhere depending on type of use. Some properties within One Normal Plaza have their own parking and some rely on the public parking in the middle of PUD.

Mr. Shields added that he wants to keep green space as much as possible and wanted to know the max amount of new construction that the proposed code might allow.

Ms. Davison explained that parking is really site specific.

Mr. Shields asked if removing existing structures and putting up new structures is an option.

Ms. Davison stated it is an option, and there are design requirements that would need to fit the character of the area.

Mr. Zimmerman verified there were no more questions and opened the public hearing. He asked to please understand this is the first Planning Commission Zoom meeting. He also stated if any member of the public wanted to speak at the July 9, 2020 meeting, please contact Mercy to do so. He stated that many people may want to speak and express the concerns but please if their concern has already been stated, he asked that they try and abbreviate as much as possible, so all parties are mindful of everyone's time.

Mr. Long invited Ms. Julie Hile into the meeting.

Ms. Julie Hile, 306 W. Virginia Ave, Normal, IL, was sworn in by Chairman Zimmerman. Ms. Hile thanked the Commission for the opportunity to consider updating One Normal Plaza for the first time in 27 years. Normandy Village has been her professional home for 15 years, and the love of the Village led her partner Bob Broad and herself to purchase this property in 2016 to protect and preserve the space long term. Her adult children are residents of the area also. She summarized the history of the area. Ms. Hile supports the proposed changes for One Normal Plaza. She stated her intentions for the Village and appreciates the proposed plan's possible flexibility of options.

Mr. Matejka asked Ms. Hile to clarify what she meant by food innovation.

Ms. Hile stated that she cannot really explain as she is remaining open to all possibilities. Food innovation was an idea put forth by the Regional Planning Commission in the Town's Comprehensive Plan. It could include a wide range of small businesses with possible food preparation from local organic farms, a small farmers market or perhaps space for a commercial kitchen even on an entrepreneurial level to sell to the public. She feels the food innovation industry is growing, especially since our community is surrounded by farmland with good people creating healthy food and looking potentially for opportunities to bring it to market.

Ms. Yemina Hernandez, 900 Beech, Normal, IL, was sworn in by Chairman Zimmerman. Ms. Hernandez stated she lives within subarea 4, just southwest of the Normandy Village and park. She asked about outdoor events and wanted to know what area the outdoor events would be in, specifically if such events would be directly behind 900 Beech St. and if there would be a limit on the amount of people that can be there and if alcohol would be permitted for these activities.

Ms. Davison clarified that there are certain outdoor events that are unrelated to zoning. These types of outdoor events – such as the bocce tournament that has been held at the Village in previous years – can involve permits for amplified sound and liquor licenses for the sale of alcohol. There is a ton of outdoor activity at the park already. She invited Mr. Day to explain how liquor license can be obtained.

Mr. Day stated that there is a liquor license available for events. Typically, it would have to be on private property and cannot be on any Town-owned property. There is a special event-based application where certain vendors can obtain a liquor license for certain events.

Ms. Hernandez asked for clarification on where the space would be rented and if it would be directly behind her house. Ms. Davison stated that the owners of Normandy Village may want to have outdoor events, but the property behind Ms. Hernandez property is owned by the Town. The Town would treat any outdoor events on private property similarly.

Ms. Hernandez asked about events spilling into her yard and types of outdoor events and the amount of people that potentially could cause issues. Ms. Davison stated that it doesn't fall within the code amendment and that any mass gathering amplified sound is on a case by case basis. There was discussion regarding increasing traffic and zoning for two unrelated people, with Ms. Hernandez being concerned that the limits on unrelated people could impact a potential plan to have aging parents live at her residence. Ms. Davison clarified that all family members are considered related, even in a multigenerational setting. "Related" also includes foster children and adopted children.

Ms. Kristy Bayne, Normal, IL, was sworn in by Chairman Zimmerman. Ms. Bayne spoke against the proposed amendments. Her main concern was having stand alone liquor establishments and the issues that would present with increased number of people being in a residential area, noise and disturbances associated with the establishments and the possibly the over consumption of alcohol while driving. She is concerned with having a bar in her neighborhood. Currently, there is no city noise, no traffic, and the changes would cause Beech and surrounding streets to have an influx of traffic. She stated the proposal as it stands could negatively impact her community with the volume of people and cars, and the biggest concern for her would be parking on her street. In the fall during football season, people who come to watch the games will park on Beech and walk across the street to the game. This is something she has had issues with previously. She does not care to have this present itself every day of the week in her neighborhood. She explained this area has had enough issues before from the abandoned administration building and infirmary and no one forcing the owner to fix up or tear down those buildings. Now she feels the town is going to create more businesses and devalue her property. The current proposal states parking will be limited, which will cause more citizens to park on her street daily. Ms. Bayne explained when she purchased her home, she was told that nothing like these proposed changes would be developed. She then summarized that if this proposal is approved, there would be disruptions to many of the residents within this area.

Mr. Zimmerman reflected on parking and the Town's proposal to limiting the size of the buildings. Ms. Bayne stated even though there is a larger parking lot on the other side of the sports field, people still choose to park on her street. She also expressed concern with the changes that come with adding multiple business, increased noise level, and the liquor portion, which will possibly attract students there as well.

Mr. Zimmerman stated there were five letters from citizens forwarded from Ms. Davison to the Planning Commission and also sent to the Town Clerk's file. He reiterated that if there is any

member of the public who would like to speak or express concerns to please contact Ms. Davison prior to the July 9, 2020 meeting.

Mr. Troemel included that we may or may not be in person for the July meeting.

Mr. Matejka moved, seconded by Ms. Widergren, to carry meeting over to July 9, 2020. Motion carried 6-0.

Mr. Day advised due to the unknown of being an in-person or Zoom meeting, Town staff will post new notice as required by code.

Ayes: Mr. Zimmerman, Mr. Boser, Mr. Jani, Mr. Matejka, Mr. Shields, and Ms. Widergren

Nays: None

Motion declared carried 6-0.

**Other Business:**

None

**Adjournment:**

The meeting was adjourned at 6:15 p.m.

Respectfully submitted,

Kody Swaney  
Office Associate