



MINUTES

PUBLISHED BY THE AUTHORITY OF THE PLANNING COMMISSION OF
BLOOMINGTON, ILLINOIS

REGULAR MEETING

Community Room

115 E Washington St

BLOOMINGTON, IL

WEDNESDAY, September 8, 2021 4:00 P.M.

Prior to 15 minutes before the start of the meeting, 1) those persons wishing to provide public comment or testify at the meeting registered at www.cityblm.org/register, and/or 2) those persons wishing to provide written comment emailed their comments to publiccomment@cityblm.org.

The Planning Commission convened in Regular Session in person with Assistant City Planner Glen Wetterow, Assistant Director Kimberly Smith, and Assistant City Attorney George Boyle present in the Community Room at 4:00 p.m., Wednesday, September 8, 2021.

The meeting was called to order by Chairperson Mohr.

ROLL CALL

Attendee Name	Title	Status
Mr. Tyson Mohr	Chair	Present
Mr. Justin Boyd	Vice Chair	Present
Mr. Thomas Krieger	Commissioner	Present
Mr. Mark Muehleck	Commissioner	Present
Mr. David Stanczak	Commissioner	Present
Mr. John Danenberger	Commissioner	Present
Mr. Brady Sant-Amour	Commissioner	Present
Mr. Benjamin Muncy	Commissioner	Present
Mr. George Boyle	Assistant Corporate Counsel	Present
Ms. Kimberly Smith	Assistant Economic & Community Development Director	Present
Mr. Glen Wetterow	City Planner	Present

PUBLIC COMMENT

No public comment.

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Mr. Boyd motioned to approve the minutes from the regular June 23, 2021 meeting. Mr. Muehleck seconded. Roll call vote: Mr. Stanczak - Yes, Mr. Danenberger - Yes, Mr. Boyd - Yes, Mr. Muehleck - Yes, Mr. Krieger - Yes, Mr. Muncy - Yes, Mr. Sant-Amor - Yes, Mr. Mohr - Yes. The motion was approved (8-0-0).

REGULAR AGENDA

- A. Z-20-21** Public hearing, review, and action on a petition submitted by Center for Comprehensive Services, Inc. d/b/a NeuroRestorative Illinois to rezone property from B-1, General Commercial District to P-2, Public Districts located at 2002 Fox Creek Road (PIN: 21-17-302-017). (Ward 2)

Mr. Boyd and Mr. Muehleck inquired about and asked for clarification related the discontinuance of use condition associated with P-2 zoning. City staff reiterated that under P-2 zoning if a permitted, special or nonconforming, is discontinued for a period of 18 months, the zoning classification of such property shall, as of the first day of discontinuance of such use, revert to the classification of R-1A. Staff stated they hoped this never happens and would work with the owner to try to prevent this from happening, but ultimately if the use is discontinued for 18 months the zoning would revert to R-1A. Staff stated it was likely the property would come back before the Commission for rezoning from R-1A to another zoning as the location and previous uses of the property are not ideal for residential zoning. Mr. Boyle reiterated what staff had stated in regard to the discontinuance in P-2 zoning and the reversion to R-1A zoning.

Mr. Mohr asked staff why the zoning could not be P-1 zoning. Staff stated the intent for P-1 University District zoning is to allow for the establishment and expansion of colleges, universities, or theological schools. The proposed school does not meet this criteria and would thus be best suited in the P-2 zoning district as it is a private school that has an inherent relationship to the public interest.

Mr. Mohr asked staff why the zoning could be left as B-1. Staff stated the current zoning, B-1 does not permit the proposed use. P-2 would be the zoning needed to permit the proposed use.

Petitioner was present but did not have any comments.

There was no further discussion on the case.

Mr. Boyd motioned to accept the findings of fact that the proposed map amendment is in the public interest and not solely for the benefit of the petitioner. Mr. Krieger seconded the motion. Roll call vote: Mr. Stanczak - Yes, Mr. Danenberger - Yes, Mr. Boyd - Yes, Mr. Muehleck - Yes, Mr. Krieger - Yes, Mr. Sant Amour - Yes, Mr. Muncy - Yes, Mr. Mohr - Yes. The motion was approved (8-0-0).

Mr. Boyd motioned to recommend approval of the petition submitted by Center for Comprehensive Services, Inc. d/b/a NeuroRestorative Illinois for a zoning map amendment for the property located at 2002 Fox Creek Road, Bloomington, IL 61701 (PIN:21-17-302-017) from B-1, General Business District to P-2, Public District (Ward 2). Mr. Muehleck seconded the motion. Roll call vote: Mr. Stanczak - Yes, Mr. Danenberger - Yes, Mr. Boyd - Yes, Mr.

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Muehleck - Yes, Mr. Krieger - Yes, Mr. Sant Amour - Yes, Mr. Muncy - Yes, Mr. Mohr - Yes. The motion was approved (8-0-0).

OLD BUSINESS

No items.

NEW BUSINESS

No items.

ADJOURNMENT

Mr. Muehlck motioned to adjourn. Mr. Boyd seconded. All were in favor. The meeting was adjourned at 4:30 PM.