



MINUTES
PLANNING COMMISSION - REGULAR SESSION
WEDNESDAY, SEPTEMBER 4, 2024, 4:00 PM

The Planning Commission convened in regular session at 4:00 PM, September 4, 2024. Chair Boyd called the meeting to order.

Roll Call

Attendee Name	Title	Status
Mary Ann Cullen	Commissioner	Absent
Mark Muehleck	Commissioner	Absent
David Lewis	Commissioner	Present
Justin Boyd	Chair	Present
Brady Sant Amour	Commissioner	Present
Thomas Krieger	Commissioner	Absent
Anna Patino	Commissioner	Present
Goverdhan Galpalli	Commissioner	Present
Jackie Beyer	Vice Chair	Present
William Peradotti	Commissioner	Present

Staff present included: George Boyle, Assistant Corporation Counsel; Kelly Pfeifer, Assistant Director of Economic and Community Development; Jon Branham, City Planner; Alissa Pemberton, City Planner; and John Myers, Assistant City Planner.

Public Comment

No public comment was provided.

Consent Agenda

Item 4.A. Consideration and action to approve the Minutes of the July 3, 2024, regular meeting of the Bloomington Planning Commission.

Vice Chair Beyer noted an amendment to the minutes. She stated under discussion point “2” in New Business, “Country” should be amended to “County.”

Vice Chair Beyer made a motion, seconded by Commissioner Peradotti, to approve the Consent Agenda as amended.

AYES: Boyd; Lewis; Sant Amour; Peradotti; Patino; Galpalli; Beyer.

Motion passed viva voce.

Regular Agenda

The following item was presented:

Item 5.A. **Z-4-24 (BHP-03- 24)** - Public hearing, consideration and action on a request initiated by the Bloomington Historic Preservation Commission for the Designation of Holy Trinity Catholic Church and Rectory as Local Landmarks, and a Zoning Map Amendment to apply the S-4 (Historic Preservation District) Overlay, for the property between N. Center Street and N. Main Street, known as 704 N. Main St (Part of PIN: 21-04-135-001).

Ms. Pemberton provided a brief summary of the staff report with suggested motions that would reaffirm the Historic Preservation Commission's recommendation. She noted supplemental information has been added to the packet since the last meeting, including summaries of the architectural reports for the Rectory and Church and the Certificate of Appropriateness process for S-4 zoned properties.

Chair Boyd opened the public hearing that had been continued from the prior meeting.

Monsignor Jason Gray (704 N. Main Street) spoke against the Zoning Map Amendment. He stated the Parish is committed to preserving the structure and working with the City. He expressed concerns about the restrictions imposed by S-4 designation, noting issues in the past with other preservation commissions in other communities. Additionally, he noted that the architectural report found that approximately \$7 million will be required to preserve both the Church and the Rectory, so the amount of grant money available and benefits of S-4 designation are not significant.

Vice Chair Beyer inquired if the applicant is concerned with the local landmark designation or the S-4 zoning. Monsignor Gray stated his concerns are with the restrictions associated with S-4 zoning.

Sarah Lindenbaum (1001 N. Evans Street) spoke as a representative of the Historic Preservation Committee (HPC) and a resident near Holy Trinity. She noted the importance of S-4 Designation and the Planning Commission's role in the Designation and Zoning Map Amendment process. She stressed the standards for Designation and illustrated how the subject structures meet the criteria. She discussed the relative gain or hardship to the public versus property owner, stating: the importance of the buildings as a gateway to Downtown Bloomington; the availability of annual grant funding; partnership with subject matter experts on the HPC; and that S-4 zoning does not preclude the sale, change of materials or features, or demolition of the properties, but provides an appropriate process given the significance of the structures.

Chair Boyd closed the public hearing.

Vice Chair Beyer acknowledged the historic nature and significance of the subject structures. She noted that the Diocese has expressed opposition to S-4 Designation. She expressed that she believes the hardship to the property is greater than the gain to the public.

Commissioner Peradotti stated the case file recognizes the ability of the property owner to maintain and preserve the property. He expressed the S-4 Designation is unnecessary and restrictively burdensome with questionable public gain. Commissioner Peradotti asked staff to clarify the motions.

Ms. Pemberton clarified the motions and stated it is procedurally preferable to split the motions up, rather than voting combined due to the different standards.

Chair Boyd noted that there is no guarantee that the Diocese will always be the owner of the property, so he concurs with the Historic Preservation Commission that Designation is in the public good.

Vice Chair Beyer made a motion, seconded by Commissioner Lewis, to establish findings of fact that subject structures meet the criteria to be classified as Local Historic Landmarks and reaffirm the Historic Preservation Commission's action designating them as such.

Roll call.

AYES: Boyd; Lewis; Sant Amour; Peradotti; Patino; Galpalli; Beyer

Motion passed.

Commissioner Lewis made a motion, seconded by Commissioner Patino, to establish findings of fact that the proposed Zoning Map Amendment to apply the S-4 (Historic Preservation District) Overlay is in the public interest and not solely for the benefit of the Applicant and to recommend approval of the proposed Zoning Map Amendment for the Property at 704 N. Main Street.

Roll call.

AYES: Boyd; Sant Amour; Patino; Galpalli

NAYES: Peradotti; Beyer; Lewis

Motion passed.

Commissioner Patino made a motion, seconded by Chair Boyd, to approve the proposed Resolution.

Roll call.

AYES: Boyd; Lewis; Sant Amour; Peradotti; Patino; Galpalli

NAYES: Beyer

Motion passed.

The following item was presented:

Item 5.B. **Z-10-24** - Public hearing, review, and action on a request initiated by the City of Bloomington, for the approval of text amendments, modifications and deletions to the Zoning Code of the City of Bloomington, Illinois (Chapter 44 of the Bloomington City Code, 1960), relating to 1) Use Tables, (2) Definitions, (3) streamlining the development review process, (4) modification process for General Provisions, (5) Administrative procedures, and (6) clarifications of Permitted Encroachments.

Ms. Pemberton presented the Staff Report with recommendation for approval. She briefly discussed the changes and intention of the text amendments. Additionally, she noted the amendments' compliance with the Comprehensive Plan Goals and Objectives. Ms.

Pemberton requested an amendment to the initially proposed motion to include an adjustment of one definition. She stated, through reviewing the potential for practical application of the proposed amendments, staff identified that the Boarding and Rooming House definition should be adjusted to be “more than one” rather than “one or more.”

Chair Boyd opened the public hearing.

Noah Tang (504 E. Olive) expressed support for the text amendments. He stated that the changes to the Accessory Dwelling Units (ADUs) code will allow for more diverse housing opportunities and greater flexibility for residents. He did request that the maximum allowed square footage for Accessory Dwelling Units should be increased to 900 square feet. He cited “Backyard Farmhouse” by Jay Osborne, which provides free Accessory Dwelling Units designs with most 850-900 square feet.

Chair Boyd closed the public hearing.

Vice Chair Beyer asked Staff to clarify the changes to Accessory Dwelling Units (ADUs). Ms. Pemberton responded that the changes allow for ADUs to be 80% of the district height, with the requirement that the structure is not permitted to be taller than the principal building. Additionally, she noted the removal of ADUs from the Primary Use Table is to improve clarity for the public since they are permitted as Accessory to a Primary Dwelling Unit. She stated that there has previously been confusion on where ADUs can be permitted.

Vice Chair Beyer asked about expanding the maximum size of ADUs to 900 square feet and about the justification for the existing size. Staff explained 800 square feet is a commonly used size cap amongst other communities and is about half of the size of smaller homes in the area but was not pin-pointed precisely for a local reason. Vice Chair Beyer asked whether someone could get a Variance to allow them to build an ADU larger than 800 square feet if they wanted to use one of the plans Mr. Tang talked about. Staff replied that was highly unlikely since most would be new construction and the primary dwelling already makes reasonable use of the property.

Vice Chair Beyer made a motion, seconded by Commissioner Galpalli, to establish findings of fact that the proposed text amendments meet the standards and objectives for which the Code is designed and are in the public interest, and to recommend that City Council approve the proposed text amendments as presented, including the addendum to the packet striking § 44-505A(3), with the amendment to § 44-1603 relating to the definition of “Boarding and Rooming Houses” to reflect “more than one rooming unit”.

Roll call.

AYES: Boyd; Lewis; Sant Amour; Peradotti; Patino; Galpalli; Beyer

Motion passed.

New Business

None.

Adjournment

Commissioner Patino made a motion, seconded by Vice Chair Beyer, to adjourn the meeting.

AYES: Boyd; Lewis; Sant Amour; Peradotti; Patino; Galpalli; Beyer

Motion passed viva voce.

The Meeting Adjourned at 4:46PM.

CITY OF BLOOMINGTON

Justin Boyd

Commission Chair, Justin Boyd

Alissa Pemberton

Staff Liaison, Alissa Pemberton