FINAL
MINUTES
PUBLISHED BY THE AUTHORITY OF
THE PLANNING COMMISSION OF BLOOMINGTON, ILLINOIS
WEDNESDAY, AUGUST 26, 2020, 4:00 P.M.
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This meeting was conducted under Governor Pritzker's Executive Order 2020-07, Section 6 implemented in response to COVID-19, which suspended in-person attendance under the Open Meeting Act, 5 ILCS 120.

The Planning Commission convened in Regular Session virtually via Zoom conferencing with City Planner Katie Simpson and Vice Chair Tyson Mohr in-person in City Hall's Council Chambers at 4:03 p.m., Wednesday, August 26, 2020. The meeting was live streamed to the public at www.cityblm.org/live. The meeting was called to order by Chairperson Megan Headean.

Roll Call

Attendee Name	Title	Status
Ms. Megan Headean	Chair	Present
Mr. Tyson Mohr	Vice Chair	Present
Mr. Justin Boyd	Commissioner	Present
Mr. Thomas Krieger	Commissioner	Present
Ms. Megan McCann	Commissioner	Present
Mr. Mark Muehleck	Commissioner	Present
Mr. David Stanczak	Commissioner	Present
Ms. Sheila Montney	Commissioner	Present
Mr. John Danenberger	Commissioner	Absent
Mr. George Boyle	Assistant Corporate Counsel	Present
Mr. Craig McBeath	Interim Information Systems Director	Present
Ms. Katie Simpson	City Planner	Present
Mr. Bob Mahrt	Community Development Director	Present

COVID-19

Chairperson Headean explained that this meeting was being held virtually via live stream pursuant to the gubernatorial executive order 2020-07, Section 6. Public comment was accepted until 15 minutes before the start of the meeting. Written public comment must have been emailed to publiccomment@cityblm.org and those wishing to speak live must have registered at https://www.cityblm.org/register at least 15 minutes prior to the meeting. Vice Chairperson Mohr and City Planner Katie Simpson were at City Hall, 109 E.

Olive Street, Bloomington IL 61701. City Hall was open to the public with limited occupancy. No one from the public attended the meeting in person.

Public Comment

Chairperson Headean opened the floor for public comment. None.

Minutes

The Commission reviewed the minutes from the August 12, 2020 regular meeting of the Bloomington Planning Commission.

No changes were proposed.

Commissioner Muehleck made a motion, seconded by Commissioner Stranczak, that the Minutes from the August 12, 2020, meeting be approved. Approval of minutes by roll call:

AYES: Krieger; McCann; Mohr; Muehleck; Chairperson Headean; Stanczak;

NAYS: None

ABSTAIN: Montney

Motion carried.

Regular Agenda

A. **Z-14-20** Public Hearing, review and action on an application submitted by Kathleen McCain, Executor of Donna Wade's Estate to rezone 808 S. Morris, Bloomington, IL 61701 (owned by the Estate of Donna Wade) from B-2 Local Commercial to R-2 Mixed Residence District. (Ward 6)

Chairperson Headean opened the public hearing and introduced the case.

Staff is asking for two (2) separate items for this case. 1) rezoning of 808 S Morris Ave from B-2 to R-2 and 2) That the Planning Commission recommend City Council initiate the rezoning of 806 S Morris Ave and 829 W Elm Street from B-2, Local Commercial District to R-2, Mixed Residential District.

Ms. Simpson provided staff's positive recommendation and explained that staff finds that the petitions meet the Zoning Ordinance's map amendment guidelines for the R-2, Mixed Residence District. Ms. Simpson gave an overview of the property location, age and surrounding area noting that the property is adjacent to other single-family homes zoned B-2 built around the same time. Commission viewed a presentation by staff, photos of the neighborhood and additional properties to consider. The additional properties are located at 806 S Morris and 829 W. Elm Street. Ms. Simpson gave an overview of the project stating the current zoning makes it difficult for approved lending from possible purchaser. Detailed information regarding B-2 and R-2 zoning was provided to the commission. It appears the zoning for this area has been in place for a number of years. R-2 zoning would be more reflective of the improvements of the property and currently developed area and how it's

been used for the last 30 years. It is not feasible to build commercial on this corner and wouldn't add to the character of the neighborhood. B-3 zoning is incompatible with what is built there and the current market trends.

Rezoning of the Northeast corner allows for preservation of single family homes without impacting the commercial area. This is in-line with the Comprehensive plan ensuring affordable housing and preservation of such. Ms. Simpson stated that staff reviewed the standards for a map amendment and feels these are met. In summary, Elm Street is not built to support the commercial traffic and a R-2 zoning would be more in-line with the existing use.

Questions by Commission for staff:

Mr. Boyd asked for clarification of the zoning areas referencing the map. Staff confirmed zoning to the south of the property is B-2, neighborhood commercial. Mr. Mohr addressed the parcel zoning of additional properties to the south of subject property and asked for clarification as to rezoning of additional properties. Staff indicated the approach was to clean up the northeastern corner first.

Mr. Boyle provided guidance to the commission as it pertains to the properties to be addressed and a possible motion to consider. Mr. Boyle confirmed items to be reviewed by the commission are listed on the agenda as they have received proper notification.

There was discussion of a motion to the commission recommend additional rezoning. Mr. Mahrt informed commission that the staff intent/report was to focus on the subject property and give recommendation. Additional properties and zoning concerns bring up a broader question on residential development in commercial area.

Chairperson Headean swore in Kathleen McCain, Executor of Donna Wade's estate and applicant. Ms. McCain provided testimony as to the reason for the rezone petition. The home belonged to Donna Wade, her Aunt. Ms. Wade recently passed away and the estate is in the process of selling the home. The current zoning is not approved for lending and is the reason for the petition.

There were no additional persons to speak for or against the petition. Chariperson Headean closed the public hearing at 4:35pm.

Commissioner Boyd made a motion, seconded by Commissioner Muehleck, to adopt the staff findings and analysis. Roll call vote:

AYES: Krieger; McCann; Mohr; Muehleck, Boyd, Stancak, Montey, and Chairperson Headean

NAYS: None.

Motion carried.

Commissioner Boyd made a motion, seconded by Commissioner Stanczak to rezone 808 S. Morris from B-2 Local Commercial to R-2 Mixed Residence District. Roll call vote:

AYES: McCann; Mohr; Muehleck, Stanczak, Boyd, Montney, and Chairperson Headean

NAYS: None.

Motion carried.

Note: Commission Krieger has left the meeting – 4:28 pm.

Chairperson Headean brought forth the second staff request for this case, recommend that City Council initiate the rezoning of 806 S Morris Ave and 829 W Elm Street from B-2, Local Commercial District to R-2, Mixed Residential District.

Commissioner Boyd made a motion, seconded by Commissioner Muehlhick recommend City Council initiate the rezoning of 806 S Morris Ave and 829 W Elm Street from B-2, Local Commercial District to R-2, Mixed Residential District. Roll call vote:

AYES: Stanczeck, Boyd, Muehlick, Mohr, McCann, Montney, and Chairperson Headean

NAYS:None.

MOTION carried.

Commission and staff discussion continued as it pertained to additional properties and zoning concerns. Mr. Mahrt indicated staff can do some research on additional areas brought forth and discussed the timeline this type of project would take while referencing the rezone case on Chestnut. There was a coordination effort taking about 6 months. Ms. Simpson indicated the staff report and recommendations focused on the subject property and Northeast corner at this time.

B. PR-09-20 Public Hearing, review and action on an application submitted by Mark Allen of Speed Lube 10- Minute Oil Change Shops Inc. (924 E. Eldorado St. Decatur, IL 62521-1914) for a site plan review and special use permit to allow for new construction of an oil change facility (vehicle & repair service) at 1209 Holiday Drive, Bloomington IL 61701. The applicant is also requesting the following variances: 1) 10' increase in the driveway width to allow a 40' drive (38.602B1); 2) 3' increase in building height for an overall height of 23' (44.1034E); 3) 19' decrease in required front yard setback for a 21' front yard (44.1034F); and 4). 10' decrease in required side yard setback on the north side of the property for a 5' side yard setback (44.1034F) (Ward 5)

Chairperson Headean opened the public hearing and introduced the case. Ms. Simpson provided staff's positive recommendation and explained the case being presented. The applicant is requesting four (4) variances. Ms. Simpson provided site information stating that the property is vacant at this time. An oil change facility was located there and had been demolished. The area is zoned B-1 allows for commercial the B-1 zoning was consolidated with the C-3 district. Auto oriented businesses became permitted with special use. Requirements for special use were discussed.

Ms. Simpson shared the Site Plan. The plan is for a new building approximately 3,330 sq ft. Details were provided with attention to the irregular shape of the lot. Holiday Drive encroached into the lot with expansion of Route 9 triggering the need for the some of the variances. One variance pertains to the height of building. This allows the city to enforce use of personal auto vehicles in the area. Staff indicated the standards for the Site Plan Review were met except for the variances submitted. Standards for special use permit were met, the new facility will be and oil change facility. Variances were discussed with City Engineer staff and there were no concerns.

Commission discussion as to a possible need to revisit the ordinance in regards to the height requirements for special use as this is the second case recently. Staff indicated something to keep on the radar and to track.

Chairperson Headean swore in Mark Allen, petitioner. Mr. Allen provided testimony stating he started Speed Lube 40 years ago and has been serving the Bloomington-Normal area for 35 years with four (4) locations in Bloomington. At one of the current locations, the building has declined which prompted the purchase of the subject property. He has purchased the property and would like to build a new facility to allow continued service to the area.

There were no additional comments for or against. Chairperson Headean closed the public hearing at 4:49 p.m.

Commission member Stanczak made a motion, seconded by Commission member Boyd to adopt the Findings of Fact provided by staff as presented on both cases. Roll call vote:

AYES: Stanczak, Boyd, Muehleck, Mohr, McCann, Montney, and Chairperson Headean

NAYS:None.

MOTION carried.

Chairperson Headean asked for a compound motion to adopt the Site Plan and Special Use.

Commission member Boyd made a motion, seconded by Commission member Stanczak to recommend the City Council approve the Site Plan and Special Use at 1209 Holiday Drive and the requested variances. Roll call vote:

AYES: Stanczak, Boyd, Muehleck, Mohr, McCann, Montney, and Chairperson Headean

NAYS:None.

MOTION carried.

OLD BUSINESS

None.

NEW BUSINESS

1) New Commission Member introduction & welcome – Sheila Montney
2) APA Training – Contact Ms. Simpson if interested in attending

ADJOURNMENT

Commissioner Boyd made a motion, seconded by Commissioner Stanczak, that the meeting be adjourned. Roll call vote:

AYES: Stanczak, Boyd, Muehleck, Mohr, McCann, Montney, and Chairperson Headean

NAYS:None.

Motioned carried.

The meeting adjourned at 4:56 p.m.

CITY OF BLOOMINGTON **ATTEST**

Megan Headean

Chairperson Megan Headean

Katie Simpson, City Planner