

**MINUTES
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, AUGUST 9, 2017 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET, BLOOMINGTON, ILLINOIS**

MEMBERS PRESENT: Mr. J. Balmer, Mr. David Stanczak, Mr. Ryan Scritchlow, Mr. John Protzman, Ms. Megan Headean, Mr. Eric Penn, Ms. Nicole Chlebek, Chairman Justin Boyd

MEMBERS ABSENT: Mr. James Pearson, Mr. Kevin Suess

OTHERS PRESENT: Mr. Tom Dabareiner, Director of Community Development; Mr. George Boyle, City Attorney; Ms. Katie Simpson, City Planner; Mr. Kevin Kothe, City Engineer; Mr. Phillip Allen, Traffic Engineer

CALL TO ORDER: Chairman Boyd called the meeting to order at 4:00 PM

ROLL CALL: Mr. Dabareiner called the roll. With seven members in attendance, a quorum was present. Ms. Chlebek arrived at 4:02 after roll was called.

PUBLIC COMMENT: None

MINUTES: The Commission reviewed the July 28, 2017 minutes. Mr. Scritchlow corrected a spelling error the first page of the minutes. Mr. Balmer moved to approve the minutes as corrected; Mr. Scritchlow seconded the motion. Motion was passed unanimously by a voice vote.

REGULAR AGENDA:

Z-23-17 Public hearing, review, and action on petitions submitted by Armstrong Properties, LLC requesting the rezoning of 508 W. Oakland Ave from S-2, Public Lands and Institution to R-1C, Single Family Residential District.

Chairman Boyd introduced the case. Ms. Simpson provided the staff report and staff's positive recommendation. Ms. Simpson explained this property is adjacent to 510 W. She shared an aerial photo, zoning map and pictures of the surrounding properties. Ms. Simpson provided background on the property and zoning and stated the use as a single family home is legal nonconforming under the present zoning classification. She explained that this status can create barriers for financing the property. Ms. Simpson noted amending the zoning would bring the subject property into conformance with the code.

Mr. John Armstrong, the petitioner, was sworn in. He stated that he agreed with the staff report and explained that he has owned the property for many years and is seeking rezoning to reduce future financial barriers.

No additional comments in favor of the petition were presented. No one spoke against the petition.

Chairman Boyd closed the public hearing. Mr. Balmer motioned to approve the rezoning as presented; seconded by Ms. Headean. Motion was approved 8-0 with the following votes: Mr. Balmer—yes; Ms. Headean—yes; Mr. Stanczak—yes; Mr. Scritchlow—yes; Mr. Protzman—yes; Mr. Penn—yes; Ms. Chlebek—yes; Chairman Boyd —yes.

OLD BUSINESS:

City of Bloomington Zoning Ordinance Update. Mr. Dabareiner explained the consultant is attending the August 23 meeting and are expected to discuss Manufacturing Districts, Business Districts and Overlay Districts.

NEW BUSINSS

None.

ADJOURNMENT: Mr. Scritchlow moved to adjourn; seconded by Mr. Balmer, which passed unanimously by voice vote. The meeting was adjourned at 4:09 PM.

Respectfully,

Katie Simpson
City Planner