CITY OF Bloomington ILLINOIS

MINUTES
PUBLISHED BY THE AUTHORITY OF THE PLANNING COMMISSION OF BLOOMINGTON, ILLINOIS
REGULAR MEETING
COUNCIL CHAMBERS
109 EAST OLIVE STREET
BLOOMINGTON, IL
WEDNESDAY, JUNE 23, 2021 4:00 P.M.
THIS MEETING WAS HELD VIRTUALLY. LIVE STREAM AVAILABLE AT:
www.cityblm.org/live

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.

Members of the public could also attend the meeting at City Hall. Attendance was limited to 10 people including staff and Board/Commission members and required compliance with City Hall COVID-19 protocols and social distancing. Participants and attendees were encouraged to attend remotely.

The Planning Commission convened in Regular Session virtually via Zoom conferencing with Assistant City Planner Caitlin Kelly, Assistant Director Kimberly Smith, and Chairperson Tyson Mohr in-person in City Hall's Council Chambers at 4:00 p.m., Wednesday, June 23, 2021.

The meeting was called to order by Chairperson Mohr and livestreamed to the public at www.cityblm.org/live.

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	Absent
Mr. Benjamin Muncy	Commissioner	Present
Mr. George Boyle	Assistant Corporate Counsel	Present
Mr. Craig McBeath	Information Systems Director	Present

Ms. Kimberly Smith	Assistant Economic & Community Development Director	Present
Ms. Caitlin Kelly	Assistant City Planner	Present

COVID-19
This meeting was held virtually via livestream pursuant to the gubernatorial executive order 2021-06. Public comment was accepted until 15 minutes before the start of the meeting.

PUBLIC COMMENT

No public comment.

MINUTES

Mr. Krieger motioned to approve the minutes from the regular May 12, 2021 meeting. Mr. Muncy seconded. Roll call vote: Mr. Stanczak – Yes, Mr. Danenberger – Yes, Mr. Boyd – Yes, Mr. Muehleck – Yes, Mr. Krieger – Yes, Mr. Muncy – Yes, Mr. Mohr - Yes. The motion was approved (7-0-0).

REGULAR AGENDA

A. PR-05-21 Public hearing, review, and action on a petition submitted by CFT Developments for a legislative site plan review for a new restaurant in the B-1 General Commercial District for the property located at 1901 W Market Street (PIN: 21-06-226-005). (Ward 7)

Ms. Kelly presented the staff report with a recommendation for approval with the condition that a parking demand study supporting the need for additional parking be submitted prior to City Council approval. Mr. Boyd and Chairperson Mohr asked clarifying questions regarding the case.

Henry Klover, the architect, was sworn in for testimony. He expressed concern that using ITE parking calculations would result in less parking than requested because ITE standards have not been updated to account for COVID-era traffic patterns.

Ms. Smith clarified the requirements of the parking study, stating that the Zoning Ordinance suggests that ITE or ULI standards be used.

Mr. Boyd stated his hesitation to grant additional parking given that the City parking standards had been updated relatively recently with parking maximums in mind.

Mr. Stanczak emphasized the petitioner’s amount of experience with parking requirements and demand.

The commissioners and Mr. Boyle discussed how best to go about voting on the case. Mr. Boyd motioned to accept standards A, C, and D as presented by staff. Mr. Stanczak seconded. Roll call vote: Mr. Stanczak – Yes, Mr. Danenberger – Yes, Mr. Boyd – Yes, Mr. Muehleck – Yes, Mr. Krieger – Yes, Mr. Muncy – Yes, Mr. Mohr - Yes. The motion was approved (7-0-0).

Mr. Stanczak motioned to accept standard B as presented by staff without the last sentence of the analysis, finding it met. Mr. Muncy seconded. Mr. Boyd stated that he would be voting no on the motion, as he believes that voting in favor of additional parking after parking maximums had been established might set a bad precedent. Chairperson Mohr mentioned that while he is generally in agreement with Mr. Boyd, he would be voting yes in this case due to the possibility of overflow vehicles parking in the nearby residential neighborhood. Roll call vote: Mr. Stanczak – Yes, Mr. Danenberger – Yes, Mr. Boyd – Yes, Mr. Muehleck – Yes, Mr. Krieger – Yes, Mr. Muncy – Yes, Mr. Mohr - Yes. The motion was approved (6-1-0).

Mr. Krieger voted to approve the legislative review. Mr. Stanczak seconded. Roll call vote: Mr. Stanczak – Yes, Mr. Danenberger – Yes, Mr. Boyd – Yes, Mr. Muehleck – Yes, Mr. Krieger – Yes, Mr. Muncy – Yes, Mr. Mohr - Yes. The motion was approved (7-0-0).

OLD BUSINESS
No items.

NEW BUSINESS
No items.

ADJOURNMENT

Mr. Krieger motioned to adjourn. Mr. Boyd seconded. All were in favor. The meeting was adjourned at 4:41 PM.