

**MINUTES
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, JUNE 12, 2019 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET
BLOOMINGTON, ILLINOIS**

MEMBERS PRESENT: Mr. David Stanczak; Mr. Justin Boyd; Mr. Mark Muehleck; Mr. Thomas Kreiger (arrived at 4:29 p.m.); Mr. Tyson Mohr; Chairperson Megan Headean.

MEMBERS ABSENT: Mr. Kevin Suess; Mr. John Protzman; Mr. Eric Penn; Ms. Megan McCann

OTHERS PRESENT: Ms. Katie Simpson, City Planner; Mr. George Boyle, Assistant Corporate Council; Mr. Bob Mahrt, Community Development Director; Ms. Jackie Wells, Houseal Lavigne Associates; Ms. Carly Petersen, AICP, Houseal Lavigne Associates

CALL TO ORDER: Chairperson Headean called the meeting to order at 4:15 PM. Ms. Simpson called roll. With only five members present, there was not a quorum at the time of roll. Mr. Kreiger arrived at 4:29 PM, at which time, six members were present and the Commission established a quorum.

PUBLIC COMMENT: None

Presentation by and discussion with Carly Petersen AICP Senior Associate and Jackie Wells, Associate, Houseal Lavigne Associates regarding the sign code update. Ms. Wells presented the purpose and intention of the sign ordinance update, which is: 1). to align the ordinance with the goals of Bloomington's Comp Plan; 2) to comply with SCOTUS decision on content descriptions and regulations; and, 3) to facilitate ease of use. She compared Bloomington's ordinance with best practices in other communities. Ms. Wells explained the different types of signs and how recent federal cases impacted a municipality's ability to regulate signs. The Commission asked Ms. Wells questions about the ordinance's ability to regulate political messages. Mr. Boyd shared concerns with signs that create light pollution and cause distractions, like some message centers. The Commission discussed the different zoning districts and the types of signs that might be appropriate in each district. Ms. Wells explained there will be a focus group for both the public and sign contractors and business owners on July 23, 2019.

Status update for the R-3B zoning and density analysis by Carly Petersen AICP Senior Associate and Jackie Wells, Associate, Houseal Lavigne Associates. Ms. Petersen provided an update on the progress made toward the R-3B zoning and density analysis. Ms. Petersen explained that she and Ms. Wells finished surveying the R-3B areas. They noticed a number of homes had been converted into apartments. Ms. Petersen stated they are still analyzing the densities and that the next steps were to hold focus groups with stakeholders in the R-3B district. The focus groups are scheduled for July 23, 2019.

Public hearing and consideration, review and action on an application submitted by Vicki James to designate 1301 N. Clinton Blvd, c. 1914, L. Edwin & Mary Slick home, craftsman style, architect Aaron T. Simmons, with local historic designation and to rezone the property from R-1C to R-1C with the S-4 Historic District Zoning Overlay.

Chairperson Headean introduced the case. Ms. Simpson provided staff's positive recommendation. She shared aerial photos of the property and the neighborhood, the zoning map, and photos of the home and surrounding homes. Ms. Simpson explained that the Historic Preservation Commission passed a resolution recommending that the Planning Commission provide Council with a positive recommendation. Ms. Simpson explained that the Preservation Commission found the property to meet the criteria for historic designation. Ms. Simpson also explained staff found the property to meet the criteria for the zoning map amendment. Ms. Simpson described each factor and provided an analysis.

Mr and Mrs. Roderick and Vicki James, 1301 N. Clinton Blvd, spoke in favor of the petition. They explained that they are requesting the zoning amendment to ensure the property is preserved in the future. They are also encouraged by the grants available to homes with the S-4 Historic District designation.

No one outside of the petitioner spoke in favor of the petition. No one spoke against the petition. Chairperson Headean closed the public hearing.

Mr. Boyd motioned to pass a resolution recommending City Council rezone the property with the S-4 Zoning Overlay. Mr. Stanczak seconded the motion. The motion was approved with the following votes called: Mr. Boyd—yes; Mr. Stanczak—yes; Mr. Muehleck—yes; Mr. Krieger—yes; Mr. Mohr—yes; Chairperson Headean—yes.

MINUTES: The Commission reviewed the minutes from the May 22, 2019 regular meeting. Mr. Krieger motioned to approve the minutes as presented; Mr. Boyd seconded the motion. The minutes were approved by voice vote 6-0.

OLD BUSINESS: none.

NEW BUSINESS: There was brief discussion about the Zoning Board of Appeal's role following adoption of the Chicken keeping special use.

ADJOURNMENT: The meeting was adjourned at 5:09 by voice vote, motioned by Mr. Boyd and seconded by Mr. Muehleck.

Respectfully submitted,
Katie Simpson
City Planner