MINUTES
PUBLISHED BY THE AUTHORITY OF
THE PLANNING COMMISSION OF BLOOMINGTON, ILLINOIS
WEDNESDAY, MAY 27, 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 at 4:00 p.m., Wednesday, May 26, 2020. The meeting was live streamed to the public at www.cityblm.org/live. at 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 (joined at 4:19 PM)
Mr. John Danenberger	Commissioner	Present
Mr. George Boyle	Assistant Corporate Council	Present
Mr. Craig McBeath	Interim Information Systems Director	Present
Ms. Katie Simpson	City Planner	Present
Ms. Casey Weeks	Assistant City Planner	Absent

COVID-19

Mr. Boyle 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.

Public Comment

Chairperson Headean opened the floor for public comment. No one had registered in advance of the meeting to provide comment. No one emailed public comments prior to the

meeting.

Minutes

The Commission reviewed the minutes from the March 11, 2020 regular meeting of the Bloomington Planning Commission.

Commissioner Boyd made a motion, seconded by Commissioner Muehleck, that the Minutes from the March 11, 2020 minutes be approved as presented:

AYES: Boyd; Muehleck; Krieger; Mohr; McCann; Daneberger; Chairperson Headean

Motion carried

Regular Agenda

CASE PR-05-20 Public Hearing, review and action on a petition submitted by CIP, LLC and JODI BLOOMINGTON MF, LLC requesting a legislative site plan review and special use permit for a multiple-family residence at 3216 Gerig Drive, Bloomington, IL 61701, in the B-2 Local Commercial District. (Ward 3)

Chairperson Headean opened the public hearing and introduced the case. Ms. Weeks provided the staff report and staff's positive recommendation. She described the surrounding area and the site plan. She stated that the architect intends to provide bicycle parking and that the five on-street parking spaces allowed a two and a half space decrease of the required number of spaces. Ms. Weeks stated that the staff found the application to meet the standards for a special use permit and the standards for the legislative site plan review.

Mr. Paul Scharnett, Architect, spoke on behalf of the applicant and the application. Mr. Scharnett explained that the intention is to provide the requested items before council. Detention is proposed underground. Mr. Scharnett stated that the plans have been updated to show bicycle parking. There were no questions from the Commission.

No one, outside of the applicant, spoke in favor of the petition. Chairperson Haedean called for testimony against the application. Ms. Bree Jacobsen, representing the dental office at 3220 Gerig Drive was sworn. She explained that she is opposed to the project because of the additional traffic it will create. She had concerns about on-street parking and asked if it will be allowed as part of this development. She had questions about a parking study. She stated she is having issues with the current tenants parking in their parking lot and adding to the dumpster.

Ms. Weeks confirmed there is on-street parking on Gerig Drive. Ms. Simpson stated staff did not request a traffic study for this project since apartments will generate less traffic than other uses permitted by right, like a restaurant or a bar. Ms. Weeks explained there are ten units with one bedroom and two units with two bedrooms requiring a total number of 23 spaces, 5 bicycle parking spaces are also required. The applicant is providing 22 off-street spaces plus 10 bicycle spaces. Every 4 additional bicycle spaces count as 1 required parking space.

Chairperson Headean closed the public hearing at 4:40 p.m.

Commissioner Mohr made a motion, seconded by Commissioner Kriegar that the Commission adopt the finding of fact as presented by staff. There was discussion by the Board.

Commissioner Boyd asked if the Commission was interested in discussing the first standard, "that the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, comfort or general welfare" as it relates to the neighbor's concerns. Chairperson Headean stated she felt that the applicant was not responsible for the issues existing today and it seemed punitive to ask them to rectify conditions they were not responsible for. Commissioner Stanczak stated that he believes Standard 2, "that the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood" may relate to the neighbor's concerns. Commissioner McCann stated she may be considering adding a condition to the special use permit. Ms. Weeks explained whether the parking and dumpsters were located.

Commissioner Mohr's motion resulted in the following roll call vote:

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

NAYS: Stanczak; Boyd

Motion carried

Commissioner Stanczak made a motion, seconded by Commissioner Krieger, to recommend that the Council approve case PR-05-20 on a petition submitted by CIP, LLC and JODI BLOOMINGTON MF, LLC requesting a legislative site plan review and special use permit for a multiple-family residence at 3216 Gerig Drive, Bloomington, IL 61701, in the B-2 Local Commercial District, which resulted in the following:

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

NAYS: none.

Motion carried

OLD BUSINESS

None.

NEW BUSINESS

A. **Chairperson Headean recognized Commissioner Kevin Suess for his service with the Planning Commission.**

B. **Chairperson Headean recognized Commissioner John Protzman for his service with the Planning Commission.**

C. **Chairperson Headean introduced Commissioner John Daneberger who was appointed to the Commission in May. Commissioner Danenberger described his background.**

D. **Election of Chair.** Chairperson Headean explained the procedures. Vice Chair Mohr nominated Megan Headean to a second term as Chairperson. Commissioner Krieger seconded the nomination. No one else was nominated. **Chairperson Headean was elected to a second term unanimously by voice vote.**

E. **Election of Vice Chair.** Chairperson Headean nominated Tyson Mohr to a second term as Vice Chair. Commissioner Stanczak seconded the nomination. No one else was nominated. **Vice Chair Mohr was elected to a second term unanimously by voice vote.**

ADJOURNMENT

Commissioner Boyd made a motion, seconded by Commissioner Stanczak, that the meeting be adjourned.

Motion carried (viva voce)

The meeting adjourned at 4:59 p.m.

CITY OF BLOOMINGTON	**ATTEST**
Chairperson Megan Headean	Katie Simpson, City Planner