

**MINUTES  
BLOOMINGTON PLANNING COMMISSION  
REGULAR MEETING  
WEDNESDAY, MAY 25, 2016, 4:00 P.M.  
COUNCIL CHAMBERS, CITY HALL  
109 EAST OLIVE STREET, BLOOMINGTON, ILLINOIS**

**MEMBERS PRESENT:** Mr. Balmer, Mr. Barnett, Mr. Boyd, Mr. Pearson, Mr. Protzman, Ms. Schubert, Mr. Scritchlow, Chairman Stanczak

**MEMBERS ABSENT:** Mr. Suess

**OTHERS PRESENT:** Mr. Tom Dabareiner, Community Development Director; Ms. Katie Simpson, City Planner; Mr. George Boyle, City Attorney; Mr. Steve Rasmussen, Assistant City Manager.

**CALL TO ORDER:** Chairman Stanczak called the meeting to order at 4:04 P.M.

**ROLL CALL:** Mr. Dabareiner called the roll. A quorum was present.

**PUBLIC COMMENT:** There being no public comments the Commission moved on to approval of the minutes.

**MINUTES:** The Commission reviewed the April 27, 2016 minutes. Mr. Barnett moved to approve the April 27, 2016 minutes; Mr. Pearson seconded the motion, which passed unanimously by a voice vote of 8-0.

**REGULAR AGENDA:**

**Z-16-16 Public hearing, review and action on the petition submitted by St. Luke Union Church requesting the approval to Rezone the property located at 2101 E Washington from R-3B, Multifamily Residential, to S-2, Public Lands and Institutions.**

Chairman Stanczak introduced Justin Boyd, as the newest Planning Commission member, and then introduced the case. Ms. Simpson presented City Staff's report and recommended in favor of the proposal. She explained that the current zoning requires the church to obtain a special use each time it wishes to make improvements to the property, which would not be required under the S-2 district, considered a more compatible zoning where religious uses are permitted. She described the location of the church, its property size and history of use as a church. She added that the S-2 can serve as a buffer between the residential to the west and the commercial uses to the east. Mr. Scritchlow asked for clarification of the map showing the rezoning, which Ms. Simpson provided.

Andrew Gifford, representing St. Luke Union Church, was sworn in. Pastor Gifford called attention to the large number of church members present in the audience. He provided a brief history of the Church's intentions for expansion. He noted the lack of ADA compliance

currently, emphasizing the need for related remodeling, along with the desire for a children's nursery for church members. No one else spoke in favor or against the petition.

Chairman Stanczak closed the public hearing. Mr. Balmer motioned to approve the petition to rezone the property from R-3B to S-2; seconded by Mr. Scritchlow. The motion to recommend passed by a vote of 8-0 with the following votes being cast on roll call: Mr. Pearson-yes; Mr. Barnett -yes; Mr. Balmer-yes; Mr. Protzman-yes; Ms. Schubert-yes; Mr. Scritchlow-yes; Mr. Boyd- yes; Chairman Stanczak-yes. Mr. Dabareiner anticipates this item will go to Council on June 27, 2016.

**Z-17-16 Public hearing, review and action on the petition submitted by Lil' Beaver Brewery requesting the approval of a Zoning Text Amendment to Chapter 44 to Section 44.32 and 44.6-30 defining and allowing for "artisanal/craft production and retail" in the B-1, B-2, B-3, M-1, M-2, Districts as permitted uses, respectively.**

Chairman Stanczak introduced the case. Ms. Simpson presented City Staff's report. She indicated staff was in favor of the text amendment, as presented. She indicated the City has been approached by a microbrewery start-up but the zoning code does not allow this use, along with similar uses where an entrepreneur would want to hand make their product and sell the product retail on site, such as small as small-scale cheese, alcohol or soap production. Ms. Simpson noted the relationship of expanded business uses to the comprehensive plan goals. She added this new category provides a small, first step for entrepreneurs who wish to take their home-based hobbies to the marketplace without having to jump into large scale production immediately. Mr. Balmer asked whether this designation would change with the new code update; Ms. Simpson responded that the language is intended to carry-over.

Mr. Pearson asked if the microbrewery needs to get a liquor license prior to opening; Ms. Simpson responded affirmatively. Mr. Boyle added that the City does not currently have a license that fits this use, so one would likely need to be created. Mr. Dabareiner stated that the need for the category was prompted by the potential microbrewery but it is not the only reason to create the category. Mr. Pearson asked about a distance requirement from schools, etc.; Mr. Boyle stated that there is 100-foot distance requirement within the liquor code, which would apply here. Mr. Protzman asked whether this same category applied to the defunct Illinois Brewing Company or the former Bombay Bicycle Club; Mr. Balmer noted that these examples were restaurants as a principle use.

Chad Bevers, 302 N. Delane, Heyworth, Illinois, was sworn in. Mr. Bever praised staff for their cooperation during his due diligence period. He responded that he was aware of the distance requirement, which came into play as he was selecting sites. He explained that his business will open at about 4:00PM, so would not conflict with other business where he is likely to locate. He discussed the success of his crowd-funding effort. Mr. Bevers noted the expense of the brewery equipment and stated that adding a kitchen up front would be cost-prohibitive, but snack foods would likely be available.

Gale Thomas, 1505 Bear Creek Drive, was sworn in. He introduced himself as a business partner with Mr. Bevers. He indicated that their goal is to cater to a finicky craft beer crowd and expects visitors from all over the Midwest.

Chairman Stanczak closed the public hearing. Mr. Pearson asked about the definition of a microbrewery; Mr. Dabareiner noted that the actual definition for microbrewery and other sizes of breweries are provided by the state of Illinois, and then added that a broader use category is the focus for the Commission. Mr. Boyle indicated that the next step would be to define a new category of liquor license. Mr. Protzman reminded everyone that the discussion has focused on liquor, but that this is a new land use category being created. Mr. Dabareiner explained that when staff considers text amendments it is common to look at other communities to see if there is existing code upon which to model the proposed text.

Mr. Balmer motioned to approve the zoning code text amendments for a new land use category; seconded by Mr. Protzman. Mr. Barnett noted that the Chamber of Commerce sent a letter endorsing the concept and believes that staff's recommendation will help foster the spirit of entrepreneurship. The motion to recommend passed by a vote of 6-1 with the following votes being cast on roll call: Mr. Protzman-yes; Mr. Barnett -yes; Mr. Pearson-no; Mr. Balmer-yes; Ms. Schubert-yes; Mr. Scritchlow-yes; Mr. Boyd-yes; Chairman Stanczak-yes. Chairman Stanczak noted that the case would go before Council on June 27, 2016.

#### **OLD BUSINESS**

Chairman Stanczak noted that the new by-laws were distributed. Mr. Pearson asked about whether the vote to elect officers should require five or six affirmative votes. Mr. Dabareiner indicated staff heard "five" would be required no matter how many Commissioners were in attendance. After some discussion, the group indicated they were satisfied with a minimum of five affirmative votes for any election.

#### **NEW BUSINESS**

Mr. Boyd introduced himself to the Commission.

#### **ADJOURNMENT**

Mr. Scritchlow motioned to adjourn; seconded by Mr. Protzman, which passed unanimously by voice vote. The meeting was adjourned at 4:52 PM.