CITY OF Bloomington ILLINOIS

FINAL
MINUTES
PUBLISHED BY THE AUTHORITY OF THE PLANNING COMMISSION OF BLOOMINGTON, ILLINOIS
REGULAR MEETING
COUNCIL CHAMBERS
109 EAST OLIVE STREET
BLOOMINGTON, IL
WEDNESDAY, MAY 12, 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 City Planner Katie Simpson, Assistant Director Kimberly Smith, and Tyson Mohr in-person in City Hall's Council Chambers at 4:00 p.m., Wednesday, May 12, 2021.

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

ROLL CALL

Attendee Name	Title	Status
Mr. Tyson Mohr	Vice Chair	Present
Mr. Justin Boyd	Commissioner	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	Present
Mr. Benjamin Muncy	Commissioner	Present
Mr. George Boyle	Assistant Corporate Counsel	Present

Mr. Craig McBeath	Information Systems Director	Present
Ms. Katie Simpson	City Planner	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. Boyd motioned to approve the minutes from the regular April 28, 2021 meeting. Mr. Stanczak seconded. Roll call vote: Mr. Sant-Amour – Yes, 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 (8-0-0).

REGULAR AGENDA

A. PR-03-21 Public hearing, review, and action on a petition submitted by Travis Wieland of Cushing's Commercial Carpet for a legislative site plan review with variance request(s) for a building addition, for the property located at 1107 & 1109 W Chestnut Street (PIN: 21 -05 -228-006; 21 -05-228-008). (Ward 7)

Ms. Kelly provided the staff report. She described the staff positive recommendation and identified physical hardship associated with the size of the lot. She described the project and proposed construction. Ms. Kelly explained the standards for approval, staff analysis, and requested variances. She stated that staff is recommending an additional condition to provide screening for the dumpster.

Mr. Mohr asked what the role of Planning Commission is in relation to the consideration of variances. Ms. Simpson explained that it is related to the Zoning Ordinance's permission of concurrent applications.

Travis Wieland was sworn in for testimony. He explained that the addition would facilitate the expansion of his business and their ability to stay in their current location.

A letter from the property owner of 1111 W Chestnut supporting the proposed addition was entered into the record.

Mr. Stanczak motioned to establish the findings of fact as presented by staff. Mr. Muehleck seconded. Mr. Boyd spoke to the importance of economic investment in west side Bloomington. Roll call vote: Mr. Sant-Amour – Yes, Mr. Stanczak – Yes, Mr. Danenberger – Yes, Mr. Boyd – Yes, Mr. Muehleck – Yes, Mr. Krieger – Yes, Mr. Muncy – Yes, Vice Chair Mohr - Yes. The motion was approved (8-0-0).

Mr. Boyd motioned to recommend approval of the site plan and requested variances as well as the recommended condition. Roll call vote: Mr. Sant-Amour – Yes, Mr. Stanczak – Yes, Mr. Danenberger – Yes, Mr. Boyd – Yes, Mr. Muehleck – Yes, Mr. Krieger – Yes, Mr. Muncy – Yes, Vice Chair Mohr - Yes. The motion was approved (8-0-0).

B. **PR -04-21** Public hearing, review, and action on a petition submitted by Jeffrey & Jeremy Schoenherr for a legislative site plan review and variance request(s) for a new car wash, for the property located at 1509 E. Vernon Avenue (PIN: 14 -35-127-025). (Ward 5)

Ms. Simpson stated staff's positive recommendation of the proposed car wash and requested variances. She contextualized the site's physical conditions and surrounding uses. The site is identified as a Tier 1 Infill Redevelopment Priority by the Comprehensive Plan.

Ms. Simpson outlined the requested variances and conditions staff had originally proposed. The applicant provided a revised site plan incorporating the suggested conditions.

Vice Chair asked whether the pedestrian walkway is necessary. Ms. Simpson stated it is required by the Zoning Ordinance and relates to the site's accessibility.

Neil Finlen was sworn in for testimony. He spoke to the property's longtime vacancy and the amenability of neighboring properties' owners to the proposed development. He stated he felt the spirit of the Zoning Ordinance is adhered to and that the proposed development is the best possible use of the subject property.

A letter in support of the proposed development from a neighboring property owner was entered into the record.

Mr. Boyd motioned to establish the findings of fact as presented by staff. Mr. Krieger seconded. Roll call vote: Mr. Sant-Amour – Yes, Mr. Stanczak – Yes, Mr. Danenberger – Yes, Mr. Boyd – Yes, Mr. Muehleck – Yes, Mr. Krieger – Yes, Mr. Muncy – Yes, Vice Chair Mohr - Yes. The motion was approved (8-0-0).

Mr. Krieger motioned to recommend approval of the proposed development and requested variances. Mr. Boyd seconded. Roll call vote: Mr. Sant-Amour – Yes, Mr. Stanczak – Yes, Mr. Danenberger – Yes, Mr. Boyd – Yes, Mr. Muehleck – Yes, Mr. Krieger – Yes, Mr. Muncy – Yes, Vice Chair Mohr - Yes. The motion was approved (8-0-0).

OLD BUSINESS
No items.

NEW BUSINESS

A. Election of Chair

Mr. Muehleck nominated Tyson Mohr for Chair. Mr. Boyd seconded. Mr. Sant-Amour – Yes, Mr. Stanczak – Yes, Mr. Danenberger – Yes, Mr. Boyd – Yes, Mr. Muehleck – Yes, Mr. Krieger – Yes, Mr. Muncy – Yes, Vice Chair Mohr - Abstain. The motion was approved (7-0-1).

B. Election of Vice Chair

Mr. Muehleck nominated Justin Boyd for vice chair. Mr. Krieger seconded. Mr. Sant-Amour – Yes, Mr. Stanczak – Yes, Mr. Danenberger – Yes, Mr. Boyd – Abstain, Mr. Muehleck – Yes, Mr. Krieger – Yes, Mr. Muncy – Yes, Vice Chair Mohr - Yes. The motion was approved (7-0-1).

C. Introduction of New Commissioner – Benjamin Muncy

ADJOURNMENT

Mr. Boyd motioned to adjourn. Mr. Danenberger seconded. All were in favor. The meeting was adjourned at 4:52 PM.