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, APRIL 28, 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 Chairperson Headean in-person in City Hall's Council Chambers at 4:02 p.m., Wednesday, April 28, 2021.

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

ROLL CALL

Attendee Name	Title	Status
Ms. Megan Headean	Chair	Present
Mr. Tyson Mohr	Vice Chair	Present
Mr. Justin Boyd	Commissioner	Absent
Mr. Thomas Krieger	Commissioner	Present
Ms. Megan McCann	Commissioner	Present
Mr. Mark Muehleck	Commissioner	Present
Mr. David Stanczak	Commissioner	Present
Ms. Sheila Montney	Commissioner	Present
Mr. John Danenberger	Commissioner	Present

Mr. Brady Sant-Amour	Commissioner	Absent
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

Chairperson Headean explained that this meeting was held virtually via live stream pursuant to the gubernatorial executive order 2021-06. 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

No public comment.

MINUTES

Mr. Krieger motioned to approve the minutes from the regular April 14, 2021 meeting. Mr. Mohr seconded. Roll call vote: Mr. Stanczak – Yes, Mr. Danenberger - Yes; Mr. Muehleck – Yes; Mr. Krieger – Yes; Mr. Mohr - Yes; Ms. McCann - Yes; Ms. Montney – Yes, Chairperson Headean – Yes. The motion was approved (8-0-0).

REGULAR AGENDA

A. **Z-09 -21** Public hearing, review, and action on a petition submitted by of Andrew Holt of Prairie View Development, LLC to rezone from B-1 General Commercial District to M-1 Restricted Manufacturing District for the property located at 2441 S Main Street (PINS: 21 -16 -376-012; 21-16 -376-011), Bloomington, IL (Ward 2).

Chairperson Headean introduced the case. Ms. Simpson explained staff's positive recommendation for rezoning the subject property from B-1 to M-1. She outlined the surrounding uses and zoning of the area, with manufacturing and industrial tending to predominate west of State Route 51 and retail to the east. The subject property is unique in its present commercial zoning being that it is west of IL-51.

Ms. Simpson elaborated on the site's limitations with regard to infrastructure, noting its unsuitability to commercial or retail uses. The property was rezoned in the 1990s with the intention of developing apartments, which never occurred.

Andrew Holt, the petitioner, was sworn in for testimony. He stated his availability to answer questions.

Neil Finlen was sworn in for testimony. He spoke in favor of the rezoning, stating that the property's use and existing infrastructure are best suited to the M-1 zoning.

Mr. Mohr motioned to establish the findings of fact as presented by staff. Mr. Stanczak seconded. Roll call vote: Mr. Stanczak – Yes, Mr. Danenberger - Yes; Mr. Muehleck – Yes; Mr. Krieger – Yes; Mr. Mohr - Yes; Ms. McCann - Yes; Ms. Montney – Yes, Chairperson Headean – Yes. The motion was approved (8-0-0).

Mr. Mohr motioned to recommend approval of the petition. Mr. Stanczak seconded. Roll call vote: Mr. Stanczak – Yes, Mr. Danenberger - Yes; Mr. Muehleck – Yes; Mr. Krieger – Yes; Mr. Mohr - Yes; Ms. McCann - Yes; Ms. Montney – Yes, Chairperson Headean – Yes. The motion was approved (8-0-0).

B. **Z-10 -21** Public hearing, review, and action on a petition submitted by Mark S. Moorhouse of Bloomington Leased Housing Associates VI, LLC to rezone from B-1 General Commercial District to R-3A Multiple-Family Residence District for the property located at 101-124, 201-224, 301-324, 401-424, 451-474, 501-524, 601-620, 701-720, 801-824, 901, 1001-1024, and 1101-1120 Valley View Circle; 101-124, 201-224, 251-270, 276, and 301-324 Reeveston Drive; 101-116, 201-216, and 301-316 Masters Drive approximately 25 acres (PINS:14-31 -376-014; 14-13 -376-021; 14-31 -376-020), Bloomington, Illinois (Ward 7).

Chairperson Headean explained the petition had been withdrawn. Jessica Islas, the petitioner's attorney, stated the applicant's desire to withdraw the petition.

C. Z-11 -21 Public hearing, review, and action on a petition submitted by Lauri A. Ludy of CTLTC TRUST 8002379984 to rezone from B-2 Local Commercial District to M-2 General Manufacturing District for the property located at 1300 W Washington Street (PIN:21 - 05 -330-007), Bloomington, Illinois (Ward 6).

Chairperson Headean introduced the case. Ms. Kelly presented the staff report, recommending that the Commission approve the requested zoning map amendment. The applicant proposed to use the property for hydroponic and aquaponic farming.

Ms. Kelly detailed the adjacent zoning and development, explaining that the subject property was originally the Funk Brothers Seed Company office and a potential historic resource. Ms. Kelly argued that the requested rezoning would enable redevelopment of the site in a manner that is compatible with existing surrounding development.

Lauri Ludy, the applicant, was sworn in for testimony. She stated her desire to bring urban agriculture to Bloomington and stated her belief that the existing structure is ideal for such purposes.

Diane Ludy was sworn in for testimony. She spoke in favor of the petition.

Mr. Mohr spoke in support of the proposed use. He motioned to establish the findings of fact as presented by staff. Mr. Danenberger seconded. Roll call vote: Mr. Stanczak – Yes, Mr. Danenberger - Yes; Mr. Muehleck – Yes; Mr. Krieger – Yes; Mr. Mohr - Yes; Ms. McCann - Yes; Ms. Montney – Yes, Chairperson Headean – Yes. The motion was approved (8-0-0).

Mr. Mohr motioned to recommend approval of the petition. Mr. Krieger seconded. Roll call vote: Mr. Stanczak – Yes, Mr. Danenberger - Yes; Mr. Muehleck – Yes; Mr. Krieger – Yes; Mr. Mohr - Yes; Ms. McCann - Yes; Ms. Montney – Yes, Chairperson Headean – Yes. The motion was approved (8-0-0).

OLD BUSINESS
No items.

NEW BUSINESS

A. Recognition of Service—Commissioner Megan McCann

Chairperson Headean introduced a resolution of appreciation for Ms. McCann.

B. Recognition of Service—Commissioner Sheila Montney

Chairperson Headean introduced a resolution of appreciation for Ms. Montney.

C. Recognition of Service—Chairperson Megan Headean

Ms. Simpson introduced a resolution of appreciation for Chairperson Headean.

ADJOURNMENT

Mr. Stanczak motioned to adjourn. Mr. Krieger seconded. All were in favor. The meeting was adjourned at 4:29 PM.