



MINUTES

**PUBLISHED BY THE AUTHORITY OF THE PLANNING COMMISSION OF
BLOOMINGTON, ILLINOIS
REGULAR MEETING
COUNCIL CHAMBERS
109 EAST OLIVE STREET
BLOOMINGTON, IL**

WEDNESDAY, APRIL 14, 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 4:06 p.m., Wednesday, March 10, 2021.

The meeting was live streamed to the public at www.cityblm.org/live. The meeting was called to order by Chairperson 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
Ms. Sheila Montney	Commissioner	Present
Mr. John Danenberger	Commissioner	Present

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WEDNESDAY, APRIL 14, 2021

Page | 1

Mr. Brady Sant-Amour	Commissioner	Absent
Mr. George Boyle	Assistant Corporate Counsel	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 2020-07 Section 6, which was reissued and extended by 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. City Hall was closed to the public.

PUBLIC COMMENT

No public comment.

MINUTES

Mr. Boyd motioned to approve the minutes from the Regular March 24, 2021 meeting. Mr. Krieger seconded. Roll call vote: Mr. Stanczak - Yes, Mr. Danenberger—Yes; Mr. Boyd - Yes; Mr. Muehleck—Yes; Mr. Mr. Krieger - Yes; Mr. Mohr—Abstain; Ms. McCann—Abstain; Ms. Monteny—Yes, Chairperson Headean - Yes. The motion was approved (7-0-2).

REGULAR AGENDA

- A. **PR-02-21** Public hearing, review, and action on a petition submitted by Sheheryar Muftee for a legislative site plan review and special use permit in the B-1 General Commercial District, for an addition to the Islamic Center Prayer Hall, for the property located at 421 Olympia Drive (PINs: 22-07-200-062 and 22-07-200-061). (Ward 8) **Tabled from the March 24, 2021 Planning Commission regular meeting.**

Ms. Kelly provided the staff report. She described the subject property and surrounding uses, and its link to the Comprehensive Plan. She described the project including the FAR, height, and parking ratios. She explained that the petitioner submitted a revised site plan that addresses the conditions requested by staff.

Sheheryar Muftee, 501 Greenbrier Drive, was sworn in. He mentioned that this project will serve worshippers within a 49-mile radius.

Mr. Mohr asked about the parking needs and whether the required parking would align with the need of the community. Mr. Muftee stated that on some occasions the parking lot is anticipated to be used to its fullest capacity. Mr. Mohr asked if it would place a financial strain on the petitioner to provide the full amount of parking spaces required by the Zoning Ordinance. Mr. Muftee stated that the non-profit organizations involved in the project will fundraise in order to support its completion.

Mr. Muehleck attested to the necessity of the 135 parking spaces, suggesting that it is appropriate for the occasionally high levels of activity he has observed at the property.

Mr. Stanczak motioned to adopt the findings of fact as presented by staff relating to the site plan review. Mr. Muehleck seconded. Roll call vote: Mr. Stanczak - Yes, Mr. Danenberger—Yes; Mr. Boyd - Yes; Mr. Muehleck—Yes; Mr. Mr. Krieger - Yes; Mr. Mohr—Yes; Ms. McCann—Yes; Ms. Monteny—Yes, Chairperson Headean - Yes. The motion was approved (9-0-0).

Mr. Stanczak motioned to recommend approval of the site plan. Mr. Danenberger seconded. Roll call vote: Mr. Stanczak - Yes, Mr. Danenberger—Yes; Mr. Boyd - Yes; Mr. Muehleck—Yes; Mr. Mr. Krieger - Yes; Mr. Mohr—Yes; Ms. McCann—Yes; Ms. Monteny—Yes, Chairperson Headean - Yes. The motion was approved (9-0-0).

Mr. Stanczak motioned to adopt the findings of fact as presented by staff for the special use criteria. Mr. Krieger seconded. Roll call vote: Mr. Stanczak - Yes, Mr. Danenberger—Yes; Mr. Boyd - Yes; Mr. Muehleck—Yes; Mr. Mr. Krieger - Yes; Mr. Mohr—Yes; Ms. McCann—Yes; Ms. Monteny—Yes, Chairperson Headean - Yes. The motion was approved (9-0-0).

Mr. Stanczak motioned to recommend approval of the special use. Mr. Krieger seconded. Roll call vote: Mr. Stanczak - Yes, Mr. Danenberger—Yes; Mr. Boyd - Yes; Mr. Muehleck—Yes; Mr. Mr. Krieger - Yes; Mr. Mohr—Yes; Ms. McCann—Yes; Ms. Monteny—Yes, Chairperson Headean - Yes. The motion was approved (9-0-0).

- B. Z-08-21** Public hearing, review, and action on a petition submitted by Mark Tomac to request approval of a zoning map amendment from P-2, Public Lands and Institutions District to R-1C, Single-Family Residence District, for the property located at 2813 Breezewood Boulevard (PIN: 21-21-252-001), 0.507 acres more or less. (Ward 2)

Ms. Simpson introduced the item and presented staff's recommendation of approval of the zoning map amendment. The rezoning is intended to facilitate the development of a single-family home on the property. She explained that the property has been vacant for several years but has access to city services and infrastructure as part of the Cedar Ridge subdivision, and detailed the site's

unsuitability to uses permitted under the current zoning classification due to its relatively smaller size.

Ms. Headean inquired as to the procedural requirements entailed in submitting a rezoning request and final plat petition simultaneously. Ms. Simpson explained the process.

Mr. Stanczak recused himself from consideration of the item due to his employer's interest in the subdivision.

Mr. Mohr asked for context as to the subdivision's history and how the outlot came to be zoned as it is. Ms. Simpson offered her guess as to it being related to the curvature of the street or location of utilities.

Mark Tomac, 2412 Clearwater Ave Apt#2, was sworn in for testimony.

Mr. Mohr motioned to establish findings of fact. Mr. Muehleck seconded. Roll call vote: Mr. Stanczak - Abstain, Mr. Danenberger—Yes; Mr. Boyd - Yes; Mr. Muehleck—Yes; Mr. Mr. Krieger - Yes; Mr. Mohr—Yes; Ms. McCann—Yes; Ms. Monteny-Yes, Chairperson Headean - Yes. The motion was approved (8-0-1).

Mr. Mohr motioned to recommend approval of the rezoning. Mr. Krieger seconded. Roll call vote: Mr. Stanczak - Abstain, Mr. Danenberger—Yes; Mr. Boyd - Yes; Mr. Muehleck—Yes; Mr. Mr. Krieger - Yes; Mr. Mohr—Yes; Ms. McCann—Yes; Ms. Monteny-Yes, Chairperson Headean - Yes. The motion was approved (8-0-1).

OLD BUSINESS

No items.

NEW BUSINESS

Mr. Mohr asked when chair and vice chair elections would be held. Ms. Simpson replied that they would occur during the first meeting of May.

The Commission congratulated Ms. Montney on her successful election.

ADJOURNMENT

Mr. Boyd motioned to adjourn. Mr. Krieger seconded. All were in favor. The meeting was adjourned at 4:40 PM.