CITY OF Bloomington ILLINOIS

MINUTES
PUBLISHED BY THE AUTHORITY OF THE PLANNING COMMISSION OF BLOOMINGTON, ILLINOIS
REGULAR MEETING
COUNCIL CHAMBERS
109 EAST OLIVE STREET
BLOOMINGTON, IL
WEDNESDAY, MARCH 24, 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 Commissioner Justin Boyd in-person in City Hall's Council Chambers at 4:20 p.m., Wednesday, March 24, 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	Absent
Mr. Justin Boyd	Commissioner	Present
Mr. Thomas Krieger	Commissioner	Present
Ms. Megan McCann	Commissioner	Absent
Mr. Mark Muehleck	Commissioner	Absent
Mr. David Stanczak	Commissioner	Present
Ms. Sheila Montney	Commissioner	Present
Mr. John Danenberger	Commissioner	Absent

Mr. Brady Sant Amour	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

Chairperson Headean explained that this meeting was 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. City Hall was closed to the public.

PUBLIC COMMENT

No public comment.

MINUTES

Mr. Boyd motioned to approve the minutes as presented. Mr. Krieger seconded. Roll call vote: Mr. Sant-Amour-Yes, Mr. Stanczak – Yes, Mr. Boyd – Yes, Mr. Krieger – Yes, Ms. Monteny– Abstain, Chairperson Headean – Yes. The minutes were approved (5-0-1).

REGULAR AGENDA

A. **Z-07-21** Public hearing, review, and action on a petition submitted by Ron Block, Manager of Dewitt Farms, LLC to request approval of a zoning map amendment of R-1A, Single-Family Residential District to R-1B, Single-Family Residential District for a portion of the property located at 200 N Bellemont Rd (PIN: 21-02-151-002) 3.75 acres more or less. (Ward 8)

B. **PS-03-21** Public hearing, review, and action on a petition submitted by Ron Block, Manager of Dewitt Farms, LLC to request approval of a preliminary plan for the Davis Block Subdivision and waiver from the Subdivision Code of the requirement to construct public sidewalk along the east side of Mercer Avenue for the property located at 200 N Bellemont Rd (PIN: 21-02-151-002) 4.99 acres. (Ward 8)

Ms. Simpson introduced the item and presented staff's recommendation of approval of the zoning map amendment. She explained that the property owner is seeking a zoning map amendment in order to develop nine single-family lots. Regarding the standards for a zoning map amendment, Ms. Simpson stated that the requested rezoning is consistent with the single-family residential character of the surrounding area and promotes infill development.

Ms. Simpson then introduced the preliminary plan and presented staff's recommendation of approval. She mentioned that the primary difference between R-1A and R-1B is the permitted lot size and density. She went on to review the site's existing infrastructure and the proposed cul-de-sac extension of Bellemont Avenue and sewer extension. The developer requested a waiver from providing new sidewalk on Mercer Avenue; Ms. Simpson stated that staff is supportive of the waiver due to the fact that Mercer Avenue does not have sidewalks and because repairing existing sidewalks is prioritized over installing new ones in the Sidewalks Master Plan.

Mr. Boyd asked for clarification regarding the differences in density between R-1A and R-1B. Ms. Simpson explained that R-1A allows for two units per acre and has a minimum lot size of 22,500 square feet. R-1B allows for six units per acre and a minimum lot size of 7,000 sq ft, and has somewhat smaller setbacks. Mr. Boyd confirmed that sidewalk does not currently exist on Mercer Avenue. Ms. Simpson affirmed this.

Jeremy Schreck, the engineer, was sworn in for testimony. He clarified that storm sewer would be separated out from the sanitary sewer.

Julia Davis, attorney for the petitioner, was sworn in for testimony. She provided an overview of the property's history and stated it would be an asset to those employed in surrounding areas.

Robert Werkman was sworn in for testimony. He stated his concern related to the reduced lot size of the proposed development and its potential impact on property values. He asked what the size and value of the proposed homes would be.

Greg Shepard was sworn in for testimony. He stated that the letter he sent would stand for his testimony.

Ms. Davis stated that the size and workmanship of the proposed homes will meet the standards of the R-1B District. She stated that further specifics would be determined after the case had been decided.

Mr. Schreck stated that the smallest lot would be 0.32 acres and that they are comparable to that of neighboring R-1A properties.

Mr. Werkman asked whether the lot sizes would be made smaller. Ms. Davis clarified that they would not.

Ms. Simpson entered the emailed comments received prior to the hearing into the record.

Mr. Stanczak motioned to find the standards met for the rezoning request, Case Z-07-21. Mr. Boyd seconded. Roll call vote: Mr. Sant-Amour - Abstain, Mr. Stanczak – Yes, Mr. Boyd – Yes, Mr. Krieger – Yes, Ms. Monteny – Yes, Chairperson Headean – Yes.

Mr. Stanczak motioned to approve of the requested rezoning. Mr. Boyd seconded. Roll call vote: Mr. Sant-Amour - Abstain, Mr. Stanczak – Yes, Mr. Boyd – Yes, Mr. Krieger – Yes, Ms. Monteny – Yes, Chairperson Headean – Yes.

The Commission then considered Case PS-03-21.

Mr. Boyd motioned to accept the findings of fact as presented by staff and as they relate to the requested waiver. Ms. Montney seconded. Roll call vote: Mr. Sant-Amour - Abstain, Mr. Stanczak – Yes, Mr. Boyd – Yes, Mr. Krieger – Yes, Ms. Monteny – Yes, Chairperson Headean – Yes.

Mr. Krieger motioned to approve of the requested waiver. Mr. Stanczak seconded. Roll call vote: Mr. Sant-Amour - Abstain, Mr. Stanczak – Yes, Mr. Boyd – Yes, Mr. Krieger – Yes, Ms. Monteny – Yes, Chairperson Headean – Yes.

Mr. Boyd motioned to accept the findings of fact as presented by staff and as they relate to the preliminary plan. Mr. Krieger seconded. Roll call vote: Mr. Sant-Amour - Abstain, Mr. Stanczak – Yes, Mr. Boyd – Yes, Mr. Krieger – Yes, Ms. Monteny – Yes, Chairperson Headean – Yes.

Mr. Boyd motioned to recommend approval of the proposed preliminary plan, Case PS-03-21. Mr. Krieger seconded. Roll call vote: Mr. Sant-Amour - Abstain, Mr. Stanczak – Yes, Mr. Boyd – Yes, Mr. Krieger – Yes, Ms. Monteny – Yes, Chairperson Headean – Yes.

C. 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)

Mr. Boyd motioned to table the item to the April 14, 2021 meeting due to time constraints. Mr. Krieger seconded. Roll call vote: Mr. Sant-Amour - Abstain, Mr.

Stanczak – Yes, Mr. Boyd – Yes, Mr. Krieger – Yes, Ms. Monteny – Yes, Chairperson Headean – Yes.

OLD BUSINESS
No items.

NEW BUSINESS

Introduction of New Member—Brady Sant Amour

This item was tabled to the April 14, 2021 meeting.

ADJOURNMENT

Mr. Boyd motioned to adjourn. Mr. Krieger seconded. The meeting was adjourned at 4:57 PM by voice vote (6-0-0).