



MINUTES
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THE PLANNING COMMISSION OF BLOOMINGTON, ILLINOIS
WEDNESDAY, MARCH 11, 2020, 4:00 P.M.

Roll Call

The Planning Commission convened in Regular Session in the City Council Chambers, City Hall Building, 109 E. Olive Street at 4:00 p.m., Wednesday, March 11, 2019. The Meeting was called to order by Chairperson Megan Headean.

Attendee Name	Title	Status
Ms. Megan Headean	Chair	Present
Mr. Tyson Mohr	Vice Chair	Present
Mr. Justin Boyd	Commissioner	Present
Mr. Thomas Krieger	Commissioner	Absent
Ms. Megan McCann	Commissioner	Present
Mr. Mark Muehleck	Commissioner	Present
Mr. John Protzman	Commissioner	Present
Mr. David Stanczak	Commissioner	Present
Mr. Kevin Suess	Commissioner	Present
Mr. George Boyle	Assistant Corporate Council	Present
Mr. Bob Mahrt	Community Development Director	Present
Ms. Katie Simpson	City Planner	Present
Ms. Casey Weeks	Assistant City Planner	Absent

Public Comment

Chairperson Headean opened the floor for public comment and the following people came forward: None.

Minutes

The Commission reviewed the minutes from the February 26, 2020 regular meeting of the Bloomington Planning Commission.

Vice chair Mohr made a motion, seconded by Commissioner McCann, that the Minutes from the February 26, 2020 minutes be approved as presented:

AYES: Suess; Stanczak; Protzman; Muehleck; McCann; Boyd; Mohr; Chairperson Headean

Motion carried

Regular Agenda

CASE Z-03-20 Public hearing, review and action on a petition submitted by The Boys and Girls Club (purchaser) requesting a zoning map amendment for a portion of Sunnyside Park (1712-1724 W. Illinois Street) rezoning the property from R-1C, Single

Family Residential District to P-2, Public Lands and Institutions.

Chairperson Headean opened the public hearing. Ms. Simpson provided the staff report and staff's positive recommendation. Ms. Simpson explained that the subject property, Sunnyside Park, is a 16-acre, city owned park created in 1960 by demolishing a number of homes and vacating a portion of Iowa Street. She shared photos of the subject property, an aerial view, a zoning map and photos of the surrounding and adjacent properties and uses. She explained that subject property has two zoning designations: R-1C Single Family Residential and P-2, Public Lands and Institutions. The portion of the property currently zoned, R-1C Single Family Residential District, is inappropriate and that the propose zoning, P-2 Public Lands and Institutions, is consistent with the zoning on the rest of the property. She explained that the R-1C zoning is a remnant of the single-family neighborhood that was raised in 1960 when Sunnyside Park was established. Ms. Simpson denoted that the petitioner, the Boys and Girls Club, operate in the neighborhood and have entered into a purchase agreement for 3.4 acres with the City of Bloomington. She stated that the petition is proposing to construct a new facility on the 3.4 acres and the zoning map amendment facilitates this reinvestment in vacant property. Ms. Simpson provided staff's analysis and concluded that the application meets the standards for a zoning map amendment.

Mr. Neil Finlen, Farnworth Group, spoke on behalf of the petitioner and the petition. He explained that he is the engineer working with the Boys and Girls Club on their new project. He introduced Tony Morstatter, Director of the Boys and Girls Club. Mr. Finlen described the location of the proposed parking lot and facility to the adjacent dwelling units.

No one, outside of the petitioner spoke in favor of the petition. No one spoke against the petition. Chairperson Headean closed the public hearing at 4:15 p.m.

Commissioner Boyd made a motion, seconded by Commissioner Stanczak, that the map amendment was in the public interested and that the Commission adopt the finding of fact as presented by staff, which resulted in the following:

AYES: Suess; Stanczak; Protzman; Muehleck; McCann; Boyd; Mohr; Chairperson Headean

NAYS: none.

Motion carried

Commissioner Boyd made a motion, seconded by Commissioner Stanczak, to recommend that the Council approve case Z-03-20, a petition submitted by The Boys and Girls Club (purchaser) requesting a zoning map amendment for a portion of Sunnyside Park (1712-1724 W. Illinois Street) rezoning the property from R-1C, Single Family Residential District to P-2, Public Lands and Institutions, which resulted in the following:

AYES: Suess; Stanczak; Protzman; Muehleck; McCann; Boyd; Mohr; Chairperson Headean

NAYS: none.

Motion carried

OLD BUSINESS

Vice Chair Mohr announced that he was coordinating a Smart Towns Conference for April 14, 2020 at 6:00 pm at Illinois Wesleyan University.

NEW BUSINESS

None.

ADJOURNMENT

Commissioner Boyd made a motion, seconded by Commissioner Stanczak, that the meeting be adjourned.

Motion carried (viva voce)

The meeting adjourned at 4:16 p.m.

CITY OF BLOOMINGTON

Megan Headean

Chair Megan Headean

ATTEST

Katie Simpson

Katie Simpson, City Planner