MINUTES
PUBLISHED BY THE AUTHORITY OF THE PLANNING COMMISSION OF BLOOMINGTON, ILLINOIS
REGULAR MEETING
COUNCIL CHAMBERS
109 EAST OLIVE STREET
BLOOMINGTON, IL
WEDNESDAY, MARCH 10, 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 Megan Headean in-person in City Hall's Council Chambers at 4:03 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	Absent
Mr. Justin Boyd	Commissioner	Present
Mr. Thomas Krieger	Commissioner	Present
Ms. Megan McCann	Commissioner	Present
Mr. Mark Muehleck	Commissioner	Absent
Mr. David Stanczak	Commissioner	Present
Ms. Sheila Montney	Commissioner	Absent
Mr. John Danenberger	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 accept the previous meeting's minutes. Ms. McCann seconded. Roll call vote: Mr. Stanczak – Yes, Mr. Danenberger – Yes, Mr. Boyd – Yes, Mr. Krieger – Yes, Ms. McCann – Yes, Chairperson Headean – Yes. The motion carried (6-0-0)

Mr. Krieger moved to accept the joint Planning Commission and Transportation Commission meeting minutes from February 10, 2021. Ms. McCann seconded. Roll call vote: Mr. Stanczak – Yes, Mr. Danenberger – Yes, Mr. Boyd – Yes, Mr. Krieger – Yes, Ms. McCann – Yes, Chairperson Headean – Yes. The motion carried (6-0-0)

REGULAR AGENDA

A. **PR-01-21** Public hearing, review and action on a petition submitted by Mark Ratterman, President of MBR Management Corp for a legislative site plan review for a new restaurant, Bloomington Dominos, and the following variances from Chapter 44 of the City Code: 1). variance from providing foundation landscaping plantings per (44.13-16A); and 2). variance from providing the 10ft bypass lane for the drive-through (44.12-7) for the property located at for 1514 W. Market Street, PIN:21-05-180-026 (Ward 7)

Ms. Kelly presented the staff report and recommendation. Ms. Kelly explained that staff was supportive of the site plan overall but recommended against approving the requested variances on the basis that the restaurant would be new construction and could potentially be reconfigured in ways that may not necessitate deviation from the code.

Wes Kistler, lead engineer, was sworn in for testimony. He stated that the site's physical hardship lies in the fact that the site is limited in its possible configurations by the existing easements and billboard and argued that the pick-up window would not pose an issue to traffic circulation. He mentioned that in the event an order is not ready, the customer is directed to park while their order is brought out. Regarding the possibility of removing parking spaces, Mr. Kistler stated that removing parking spaces might make the site less attractive to a co-tenant.

The public hearing was closed. Mr. Boyd asked for staff's rebuttal with regard to the variance criteria. Mr. Boyle clarified that all the criteria must be met. Ms. Kelly argued that from staff's perspective, three of the criteria were not met due to the fact that the structure would be new construction and that a bypass lane could be added to the west of the building without having to seek a variance for parking because of the transit-related parking requirement reduction. Mr. Boyd asked how many extra spaces of parking the applicant would have without applying the parking adjustment. Ms. Kelly stated that the site plan depicts six extra parking spaces without applying the adjustment.

Mr. Stanczak asked about the location of the billboard and whether it would impact the applicant's ability to provide a bypass lane. Ms. Simpson indicated that the billboard is not located within the parking lot.

Chairperson Headean inquired as to whether denying both variances would require the applicant to seek a variance for parking. Ms. Kelly said it was a possibility depending on how the site was reconfigured.

Chairperson Headean made the point that the Commission has been firm on overparking and stated her opinion that the bypass lane presents a bigger impact than the foundation landscaping. Mr. Stanczak asked whether she believed the bypass lane would have a bigger impact on the petitioner. Chairperson Headean clarified that she believed the bypass lane would have a larger impact on the site and that she would be inclined to grant the variance for the foundation landscaping over the bypass lane.

Mr. Kistler indicated that Mark Ratterman, the applicant, had technical issues while joining the public hearing remotely and would like to speak on the peition. Mr. Stanczak motioned to reopen the public hearing. Mr. Danenberger seconded. Roll call vote: Mr. Stanczak – Yes, Mr. Danenberger – Yes, Mr. Boyd – Yes, Mr. Krieger – Yes, Ms. McCann – Yes, Chairperson Headean – Yes. The motion carried (6-0-0) and Chairperson Headean opened the public hearing.

Mark Ratterman, the applicant, was sworn in for testimony. He spoke to the popularity of pick-up windows at Domino's locations and stated that stacking has not historically been an issue with them. He argued that the bypass lane is unnecessary and that he would be able to attract a higher quality tenant by having abundant parking.

Chairperson Headean asked whether customers pay at the pick-up. Mr. Ratterman stated that they can if they ordered over the phone, but most are prepaid online orders. Chairperson Headean inquired about average transaction time or whether a lengthier transaction causes congestion within the site. Mr. Ratterman said that the average transaction time is two minutes, but that they are aiming for 60 seconds or less.

Mr. Boyd agreed with Mr. Ratterman's point that removing parking on the east side of the lot may make the building less attractive to potential tenants. He stated a preference for granting a variance for the bypass lane rather than the foundation landscaping.

Mr. Stanczak agreed with Mr. Boyd, stating that the bypass lane is excessive. Mr. Krieger concurred.

Ms. McCann agreed, mentioning that measures taken to ease the development of this parcel are welcomed.

Ms. Smith reiterated that the row of proposed parking immediately adjacent to the proposed drive-through lane contained spaces that are proposed in excess of requirements, and allow room for the bypass lane.

Mr. Boyd motioned to approve all the findings of fact for the bypass lane. Mr. Stanczak seconded.

Chairperson Headean stated she agrees that the property has physical hardships that create difficulty for providing the bypass lane, and that the physical hardship influences the remaining standards.

Roll call vote: Mr. Stanczak – Yes, Mr. Danenberger – Yes, Mr. Boyd – Yes, Mr. Krieger – Yes, Ms. McCann – Yes, Chairperson Headean – Yes. The motion carried. (6-0-0)

Mr. Boyd motioned to approve the bypass lane variance. Mr. Stanczak seconded. Roll call vote: Mr. Stanczak – Yes, Mr. Danenberger – Yes, Mr. Boyd – Yes, Mr. Krieger – Yes, Ms. McCann – Yes, Chairperson Headean – Yes. The motion carried. (6-0-0)

Mr. Stanczak motioned to approve all findings of fact for the foundation landscaping variance. Mr. Krieger seconded. Roll call vote: Mr. Stanczak – Yes, Mr. Danenberger – Yes, Mr. Boyd – Yes, Mr. Krieger – Yes, Ms. McCann – Yes, Chairperson Headean – Yes. The motion carried. (6-0-0)

Mr. Stanczak motioned to approve the landscaping variance. Mr. Danenberger seconded. Roll call vote: Mr. Stanczak – Yes, Mr. Danenberger – Yes, Mr. Boyd – Yes, Mr. Krieger – Yes, Ms. McCann – Yes, Chairperson Headean – Yes. The motion carried. (6-0-0)

Mr. Stanczak motioned to approve the findings of fact for the site plan review. Mr. Krieger seconded. Roll call vote: Mr. Stanczak – Yes, Mr. Danenberger – Yes, Mr. Boyd – Yes, Mr. Krieger – Yes, Ms. McCann – Yes, Chairperson Headean – Yes. The motion carried. (6-0-0)

Mr. Stanczak recommended approval of the site plan. Ms. McCann seconded. Roll call vote: Mr. Stanczak – Yes, Mr. Danenberger – Yes, Mr. Boyd – Yes, Mr. Krieger – Yes, Ms. McCann – Yes, Chairperson Headean – Yes. The motion carried. (6-0-0)

B. Z-03-21 Public hearing, review, and action on a petition submitted by Robert Vericella, RJV Construction requesting a zoning map amendment from R-1C Single-Family Residential District to R-4, Manufactured Home Park for the property located along south Beich Road, and north of Fuller Ct, 10.54 acres, PINs:2119201014, 2119201015, and 2119177016 (Ward 2) Tabled from 2.10.21 regular Planning Commission meeting.

Ms. Simpson stated that staff would be recommending approval of the requesting rezoning and summarized the zoning and locational context of the site. Since the previous presentation of this case, additional information regarding the property values of single-family homes within 500 feet of R-4 and R-1H zoning was obtained, showing that property values have increased on average within the last five years.

Mr. Vericella was sworn in for testimony. He stated that his development would not be a mobile home park, but a series of manufactured homes on slab foundations comparable to Prairie Place. He brought up the current scarcity of homes within the price range he is proposing due to the cost of building materials, which he cited as the impetus for developing manufactured homes instead. He lastly mentioned the time and money he has invested into the proposed project.

Mr. Joseph Taylor was sworn in for testimony. He again spoke against the petition, stating his belief that buying a home in this area is a wiser financial decision than renting. He also mentioned the lack of public transit or recreation within the area and stated that most R-4 Districts are located near commercial rather than residential areas. Chairperson Headean asked whether Mr. Taylor's concern is based in the fact that he is a neighbor of the proposed development or in his own experience with mobile home parks. Mr. Taylor answered that both are factors.

By way of rebuttal, Mr. Vericella stated that there is no correlation between the type of construction and level of maintenance that takes place. He summarized price discrepancies between his proposed development and Prairie Vista as well as those between the lot rental and property taxes for homeowners.

Mr. Stanczak asked whose responsibility maintenance of the manufactured homes is. Mr. Vericella said it would be the responsibility of the homeowners but that residents would be held to standards for property maintenance.

An email in opposition to the proposed rezoning was entered into the record.

Regarding concerns over recreation, Mr. Vericella mentioned the green space requirements of any development. In response to transit and walkability, he stated that these are considerations for any development and beyond his control.

The public hearing was closed. Another member of the public indicated their desire to speak at City Hall. Chairperson Headean reopened the public hearing.

Jenny Vericella was sworn in for testimony. She stated that Bloomington Township has plans for the redevelopment of the area adjacent to the subject property.

Mr. Boyd motioned to adopt the findings of fact as presented by staff. Mr. Stanczak seconded. Roll call vote: Mr. Stanczak – Yes, Mr. Danenberger – Yes, Mr. Boyd – Yes, Mr. Krieger – Yes, Ms. McCann – Yes, Chairperson Headean – Yes. The motion carried. (6-0-0)

Mr. Boyd motioned to recommend approval of the rezoning. Mr. Krieger seconded. Roll call vote: Mr. Stanczak – Yes, Mr. Danenberger – Yes, Mr. Boyd – Yes, Mr. Krieger – Yes, Ms. McCann – Yes, Chairperson Headean – Yes. The motion carried. (6-0-0)

C. **PS-01-21** Public hearing, review and action on applications submitted by The Villas at Prairie Vista, LP (3028 Happy Landing Drive Springfield, IL 62711) for 7.31 acres (PINS:21-16-405- 002: 21-16-405-003:PT 21-16-451-027: PT 21-16-451-024: PT 21-16-451-009: PT 21-16-451- 025) located south of Southgate Drive and east of US/51, owned by Robert J. Lenz, Trustee McLean County Land Trust #2315, approval of a preliminary development plan and special use permit for a planned unit development (PUD) for a single-family attached dwelling units in the C- 1 Office District and multiple waivers (Ward 2)

Chairperson Headean called for the staff report. Ms. Simpson summarized the proposed planned unit development and stated staff's support for the project and several of the requested waivers based on their adherence with the Subdivision Ordinance and Planned Unit Development standards.

Mr. Boyd motioned to adopt the findings of fact as presented by staff. Mr. Krieger seconded. Roll call vote: Mr. Stanczak – Yes, Mr. Danenberger – Yes, Mr. Boyd – Yes, Mr. Krieger – Yes, Ms. McCann – Yes, Chairperson Headean – Yes. The motion carried. (6-0-0)

Mr. Boyd motioned to deny the waiver requesting M-4.18 combination curbs and gutters in lieu of B-6.18 combination curbs and gutters. Mr. Stanczak seconded. Roll call vote: Mr. Stanczak – Yes, Mr. Danenberger – Yes, Mr. Boyd – Yes, Mr. Krieger – Yes, Ms. McCann – Yes, Chairperson Headean – Yes. The motion carried. (6-0-0)

Mr. Boyd motioned to deny the waiver requesting sidewalks on only one side of the public street. Mr. Danenberger seconded. Roll call vote: Mr. Stanczak – Yes, Mr. Danenberger – Yes, Mr. Boyd – Yes, Mr. Krieger – Yes, Ms. McCann – Yes, Chairperson Headean – Yes. The motion carried. (6-0-0)

Mr. Krieger motioned to approve the waiver allowing a 5' front yard setback rather than a 10' front yard setback as required by code. Mr. Boyd seconded. Roll call vote: Mr. Stanczak – Yes, Mr. Danenberger – Yes, Mr. Boyd – Yes, Mr. Krieger – Yes, Ms. McCann – Yes, Chairperson Headean – Yes. The motion carried. (6-0-0)

Mr. Boyd motioned to approve the waiver allowing a 3,925 square foot minimum lot area in lieu of the 4,100 square foot minimum required by code for two lots fronting on Stirrup Lane. Ms. McCann seconded. Roll call vote: Mr. Stanczak – Yes, Mr. Danenberger – Yes, Mr. Boyd – Yes, Mr. Krieger – Yes, Ms. McCann – Yes, Chairperson Headean – Yes. The motion carried. (6-0-0)

Mr. Krieger motioned to approve a waiver allowing for an open space ratio of 63% rather than 73%. Mr. Danenberger seconded. Roll call vote: Mr. Stanczak – Yes, Mr. Danenberger – Yes, Mr. Boyd – Yes, Mr. Krieger – Yes, Ms. McCann – Yes, Chairperson Headean – Yes. The motion carried. (6-0-0)

Mr. Krieger motioned to approve a waiver allowing the sanitary and storm sewers to be located in a public easement connecting to existing infrastructure. Mr. Stanczak seconded. Roll call vote: Mr. Stanczak – Yes, Mr. Danenberger – Yes, Mr. Boyd – Yes, Mr. Krieger – Yes, Ms. McCann – Yes, Chairperson Headean – Yes. The motion carried. (6-0-0)

Mr. Boyd motioned to approve the final waiver requested the omission of a front yard utility easement that would adjoin the public right-of-way. Mr. Stanczak seconded. Roll call vote: Mr. Stanczak – Yes, Mr. Danenberger – Yes, Mr. Boyd – Yes, Mr. Krieger – Yes, Ms. McCann – Yes, Chairperson Headean – Yes. The motion carried. (6-0-0)

Mr. Boyd motioned to recommend approval of the PUD with the exception of the staff comment regarding sidewalk width. Mr. Stanczak seconded. Roll call vote: Mr. Stanczak – Yes, Mr. Danenberger – Yes, Mr. Boyd – Yes, Mr. Krieger – Yes, Ms. McCann – Yes, Chairperson Headean – Yes. The motion carried. (6-0-0)

OLD BUSINESS
No items.

NEW BUSINESS

No items.

ADJOURNMENT

Mr. Stanczak motioned to adjourn. Mr. Boyd seconded. All were in favor. The meeting was adjourned at 6:22 PM.