



MINUTES
PUBLISHED BY THE AUTHORITY OF THE PLANNING COMMISSION OF BLOOMINGTON,
ILLINOIS
REGULAR MEETING
OSBORNE ROOM, 2ND FLOOR POLICE DEPARTMENT
305 S. EAST STREET, BLOOMINGTON, IL
WEDNESDAY, MARCH 2, 2022 4:00 P.M.

Individuals wishing to provide emailed public comment must email comments to publiccomment@cityblm.org at least 15 minutes before the start of the meeting. Individuals wishing to speak in-person may register at www.cityblm.org/register at least 5 minutes before the start of the meeting

The Planning Commission convened in person within the Osborne Room inside of the Bloomington Police Department at 4:00 p.m., Wednesday, March 2, 2022, with the following physically present staff members Mr. George Boyle, Assistant Corporation Counsel; Mr. Glen Wetterow, City Planner; Mr. Jon Branham, City Planner; Ms. Alissa Pemberton, Assistant City Planner; Ms. Kimberly Smith, Assistant Economic and Community Development Director; and Craig Shonkwiler, City Engineer.

The meeting was called to order by Chairperson Mohr at 4:09 p.m.

ROLL CALL

Attendee Name	Title	Status
Mr. Tyson Mohr	Chair	Present
Mr. Justin Boyd	Vice Chair	Present
Mr. Thomas Krieger	Commissioner	Absent
Mr. Mark Muehleck	Commissioner	Absent
Mr. David Stanczak	Commissioner	Present
Mr. John Danenberger	Commissioner	Present
Mr. Brady Sant-Amour	Commissioner	Present
Mr. Benjamin Muncy	Commissioner	Absent
Mr. Goverdhan Galpalli	Commissioner	Present
Ms. Anna Patino	Commissioner	Present

Mr. Branham called the roll. There was a quorum present.

Introduction of two new members

Mr. Goverdhan (Govi) Galpalli

Ms. Anna Patino

PUBLIC COMMENT

None

MINUTES

Chairperson Mohr noted that the minutes were very good. Mr. Boyd motioned to approve the minutes from the special January 19, 2022 meeting. Mr. Danenburger seconded. Roll call vote: Mr. Boyd - Yes, Mr. Stanczak - Yes, Mr. Danenberger - Yes, Mr. Sant-Amour - Yes, Mr. Galpalli - Yes, Ms. Patino - Abstain, Chairperson Mohr - Yes. (6-0-1). The minutes were approved.

The Chair announced the following items were tabled until the 4/6/2022 regular meeting of the Planning Commission, and thus would be moved to the end of the agenda, for the sake of time: D. PR-01-22, F. Z-05-22, and G.PR-02-22. There were no objections.

Mr. Stanczak made a motion to table these items. Mr. Boyd seconded the motion. Roll call vote: Mr. Boyd - Yes, Mr. Stanczak - Yes, Mr. Danenberger - Yes, Mr. Sant-Amour - Yes, Mr. Galpalli - Yes, Ms. Patino - Yes, Chairperson Mohr - Yes. (7-0-0). The motion was approved.

REGULAR AGENDA

A. Z-01-22 Public hearing, review and action on a request submitted by Stan Cain on behalf of Wesley United Methodist Church requesting a Zoning Map Amendment for the property located at 413 E. Washington Street and 410 E. Front Street from D-2 (Downtown Transitional) District to P-2 (Public Lands & Institutions) District (PIN: 21-04-411-013). (Ward 6.)

City Staff Jon Branham presented the staff report, with a recommendation for approval.

Mr. Russel DePew, 201 W College, a member of, and attorney for, Wesley United Methodist Church, provided background on why the Church was making the zoning request. The property is used as a food pantry, which is an ancillary use to the Church. Mr. DePew provided details as to what items the food pantry provides the public.

Mr. Stan Cain, 10 Bartley Circle, the head of the Board of Trustees Wesley United Methodist Church also provided background on why the Church was making the zoning request. Mr. Cain went into detail about a proposed new building on the property, as the current building does not meet their needs, and discussed how the new building will better serve their needs.

Ben Smith, 2022 Bloomington Heights Rd, inquired if there would be a fire hazard with amount of paper products being stored in the building. Mr. Cain stated that to his knowledge sprinkling would not be required, but they would follow any permit requirements.

Chairperson Mohr asked whether they were working with safety professionals and city staff to coordinate those items; Petitioner confirmed they were.

DISCUSSION

Mr. Boyd stated that when D-2 was created, the intent was looking at progression from the core downtown. Additionally, the intent was to focus on the types of buildings that would be allowed. Mr. Boyd asked what types of uses are not allowed in D-2 that are allowed in P-2?

Mr. Branham provided some uses which would be allowed in D-2 and some that would be allowed via Special Use. The use associated with the request would be allowed in D-2, but only with text amendments and, potentially, a Special Use Permit.

Mr. Boyd questioned if P-2 had design standards like D-2. Mr. Branham stated it does not. This provides more flexibility for the petitioner.

Motion to establish finding of facts was made by Mr. Stanczak and was seconded by Mr. Danenberger. A Roll Call vote was taken. Mr. Boyd - Yes, Mr. Stanczak - Yes, Mr. Danenberger - Yes, Mr. Sant-Amour - Yes, Mr. Galpalli - Yes, Ms. Patino - Yes, Chairperson Mohr - Yes. The motion was approved (7-0-0).

Motion to recommend approval of the zoning map amendment to City Council was made by Mr. Stanczak and was seconded by Mr. Galpalli. A Roll Call vote was taken. Mr. Boyd - Yes, Mr. Stanczak - Yes, Mr. Danenberger - Yes, Mr. Sant-Amour - Yes, Mr. Galpalli - Yes, Ms. Patino - Yes, Chairperson Mohr - Yes. The motion was approved (7-0-0).

The Chair announced the following item was going to be tabled, at the Petitioner's request: D. PR-01-22.

Mr. Danenberger made a motion to table this item. Mr. Boyd seconded the motion. Roll call vote: Mr. Boyd - Yes, Mr. Stanczak - Yes, Mr. Danenberger - Yes, Mr. Sant-Amour - Yes, Mr. Galpalli - Yes, Ms. Patino - Yes, Chairperson Mohr - Yes. (7-0-0). The motion was approved.

B. Z-12-21 Public hearing, review and action on a request by John Pratt, Attorney, on behalf of QuikTrip Corporation, for approval for a Zoning Map Amendment and approval of an Annexation Agreement for property located on a tract of land being part of Lots 1-5, 9-10 and 21-23 and All Lots 6-8 and 11-16 C. A. Nafziger's Subdivision being part of the Northwest quarter of Section 6, Township 23 North, Range 2 East of the Third Principal Meridian in McLean County, Illinois (PINs: 21-06-102 003 and 21-06-102-004).

Chairperson Mohr notified those present that—while these are separate legal items—for clarity, and to help the public understand the content, the Planning Commission will take

Cases Z-12-21 and PS-01-22 together. The Chair asked if anyone had objection; none were stated.

City Staff Kimberly Smith presented the staff report for Z-12-21 with a recommendation for approval.

Staff finds that standards for the annexation agreement and zoning map amendment are met.

C. PS-01-22 Public hearing, review and action on a request by John Pratt, Attorney, on behalf of QuikTrip Corporation, for approval for a Preliminary Plan for property located on a tract of land being part of Lots 1-5, 9-10 and 21-23 and All Lots 6-8 and 11-16 C. A. Nafziger's Subdivision being part of the Northwest quarter of Section 6, Township 23 North, Range 2 East of the Third Principal Meridian in McLean County, Illinois (PINs: 21-06-102 003 and 21-06-102-004).

The petitioner for this case is the same as the petitioner for case Z-12-21.

City Staff Glen Wetterow presented the staff report for PS-01-22 with a recommendation for approval.

The Preliminary Plan submitted identifies the creation of 4 lots (1-4) and 2 outlots (A&B). The requested zoning for Outlot A and B, and lots 1-3, is B-1. Lot 4 will remain in the default annexation zoning of Agriculture.

The Preliminary Plan focuses on compliance with City's Zoning Code, Public Work's Manual of Practice, and the City's Comprehensive Plan.

Staff finds that standards have been met and recommends approval of Preliminary Plan.

DISCUSSION

Chairperson Mohr asked questions related to the standards for annexation and zoning. The questions were focused around public interest and a cost-benefit analysis.

Ms. Smith noted that when considering the public interest, look at everything as a whole. The intent is to not just look at one party, but generally is this the right decision for the City. Ms. Smith discussed weighing cost against the benefit, tangible verses soft/residual benefit that would be an investment in the future.

Chairperson Mohr stated he felt goals H-2 (Ensure reinvestment in the established older neighborhoods and compact development of the City) and N-1.2 (Prioritize, with urgency, the revitalization of the neighborhoods in the Regeneration area) of the Comprehensive Plan conflict; and inquired about the process for "de-annexing" a property.

Chairperson Mohr opened the public hearing.

The petitioner, John Pratt (attorney for QuikTrip), 217 E Washington St, Bloomington IL introduced himself and Ms. Gween Keen, 2255 Bluestone, St. Charles, MO. Mr Pratt indicated he would speak first and would then defer to Ms. Keen.

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Mr. Pratt provided background on the purchase of the property and reasoning behind the request for the annexation, zoning and preliminary plan approval. Mr. Pratt emphasized his client's (QuikTrip) desire to be a part of the City.

Ms. Gwen Keen provided a video and PowerPoint presentation on QuikTrip, the use proposed for Lots 1, 2 and Outlot A. Ms. Keen indicated that the point of the video and her presentation is to familiarize those present with a background on QT and their organizational culture.

All the lighting is now LED and is down-cast. There is no "bleeding of light" onto neighboring properties.

Ms. Keen noted the positive impact on the community this new QT store will have.

Ms. Keen identified that QT doesn't refer to themselves as a "truck stop," because they do not offer the amenities of a truck stop and don't have the same problems associated with a truck stop. QT is focused on short-hauling traffic. There is no need for showers, lounges, hotels with this type of hauling. QT has no national fleet accounts. QT does have a limited number of fueling bays. QT sets itself apart because they don't want vehicles staying at the location for prolonged periods of time. QT wants them to come, get fuel, grab food, do some paperwork, and be on their way. We don't have "overnight parking" because QT monitors the lot, and if someone has been there too long QT address it or calls someone who can.

DISCUSSION

Chairperson Mohr questioned Mr. Pratt. why is it desirable to annex into the City rather than stay in the County? Mr. Pratt stated that the City has a more comprehensive commercial development plan. Additionally, the City offers service such as sewer/water that QT needs to operate.

Chairperson Mohr asked if the streets being proposed by QT would eventually be turned over to the City, and then the City would be responsible for the future maintenance of them.

Ms. Keen stated that the City roads would be dedicated over to the City, as this is the City's desire, to accommodate future development. The streets will be built to City specifications.

Chairperson Mohr asked if the same situation, that applies to the proposed streets, applies to the proposed sewer.

Ms. Keen stated the sewer mains will be public and thus will be turned over to the City. The sewer mains will have to be built to City standards, and inspected by the City. The City would receive tap fees for future connections to this main.

Chairperson Mohr re-emphasized that no financial calculations had been done to determine the financial responsibilities the City is taking on.

Craig Shonkwiler, City Engineer, informed Chairperson Mohr he was correct and the City had not calculated all of the costs. However, the Public Works Department has done some analysis to determine the cost versus the benefit to the City.

Chairperson Mohr asked if a cost-benefit analysis has been conducted related to the proposed infrastructure. Mr. Shonkwiler stated that a general calculation had been done internally

Commissioner Galpalli asked who provides the infrastructure plan. Mr. Shonkwiler stated that his department does. Mr. Shonkwiler stated that the applicant will be required to build this infrastructure according to the Manual of Practice.

Commission Danenberger noted that the distinction made by Ms. Keen between travel center and a truck stop is an apt one. He has read the Annexation Agreement and the Preliminary Plan and wanted to know if QT had an plans to have Electric Vehicle (EV) charging stations?

Ms. Keen stated this is a hot topic at QT! The problem is right now, the technology requires 30 minutes to charge, and QT doesn't want customers there for 30 minutes and customers don't want to be at QT for 30 minutes either. If technology gets to the point where charging speed is short enough to be appropriate for QT customer, it will definitely be there!

Chairperson Mohr asked if there was anyone else present to speak in favor of the petition. There were no individuals present wishing to provide comment in favor of petition.

Chair asked for public comment against this petition.

August Nord - 118 Washburn St

Mr. Nord stated he is the Precinct Committeemen for Precinct 1 of unincorporated McLean County. This encompasses the Bloomington Heights area, and he lives right in middle of subdivision. August asked what the big plan is for the area; he does not see the overall picture, based upon the information present. Is there a long-term plan to for the Bloomington Heights area, is the intent to eventually annex the area? He is responding to people in the neighborhood filing petitions and, based upon discussions had with the neighborhood, there are concerns with how this will impact the neighborhood and area, generally speaking. He feels Bloomington can't property maintain the existing infrastructure so there is no need to add.

Mr. Wetterow reviewed the Land Use Priorities Map located in the Comprehensive Plan. This map identifies areas within and adjacent to the City, and the ease with which they could become developed. Bloomington Heights is identified in this map as Tier 1 and thus an area that the City considers for future annexation. Tier 2 areas have access to City resources.

Chairperson Mohr asked about the development process for the Lot 4.

Ms. Smith stated that, if the process required a hearing, the process would be same as it was for this meeting. Property owners within 500 feet of property boundary would receive notice. This would include those that live inside and outside of the City.

Chairperson Mohr asked why QT proposes annexing the entire property, instead of just the part they are looking to immediately develop.

Ms. Keen stated that in order to get the piece of property that wanted, they had to buy whole acreage; the owner would not sell it any other way. Ms. Keen feels that the front lots adjacent

to West Market Street will probably sell rather quickly and this zoning to B-1 is in alignment with the Comprehensive Plan

Chairperson Mohr asked about the compensation the City would need to provide to the County for loss in taxes. Mr. Pratt stated that he was not sure of the exact amount but was aware of a State statute that outlines the math to determine the amount.

Chairperson Mohr asked staff how they would respond to the statement, "If we can't take care of what we have, why would we want to take on more"?

Mr. Shonkwiler stated this was a good question. He noted that the City does have aging infrastructure, but noted the benefits of increased sidewalks and multi-use paths, improvement on Bloomington Heights Road, and the potential revenue. Mr. Shonkwiler believes that with gas-tax revenue alone this would be a net benefit. The revenue derived from this project does not exist now and would go into the City's coffers and would help with improving existing infrastructure that would otherwise not have funding for.

Rodney Baster - Bloomington Road Township Commissioner - 1687 Bush Blvd

Mr. Baster has concerns with the annexation and preliminary plan. He stated that once the annexation happens, he has similar concerns as to those voiced earlier. He believes the annexation will cause hardship to the Township and the neighboring subdivision. He has concerns about stormwater runoff. His concern is with the rate of stormwater runoff once the property is developed. He is concerned it will cause flooding downstream in the areas that fall within the Bloomington township. He is also concerned with the loss of tax dollars as he uses those dollars to fulfill his obligations to the Bloomington Township residents.

Chairperson Mohr asked staff if it is known who owns Bloomington Heights Rd.

Mr. Shonkwiler stated that to his understanding the City of Bloomington is responsible but doesn't have any supporting documents on hand.

Chairperson Mohr asked the petitioner if they could clarify intent of 60 acres zoned Agriculture and if they could address any of the concerns the constituents voiced to Mr. Baster.

Ms. Keen stated that as of right now, QT is trying to determine what the plan is for the near future. For right now, the homestead is still there with occupants, and they can continue to stay there until a mutually agreed-upon time. QT is currently discussing with the former property owner whether they want to continue to farm it, or whether someone else wants to.

Denise Balagna - 2020 Interurban Rd

Ms. Balagna stated the neighborhood does not welcome the proposal and does not need another fueling station. The individuals who live in this neighborhood choose to live there because it is not the City; it is not fast paced and feels like the country. She is concerned about protecting the integrity of the neighborhood.

Ms. Keen reiterated that QT has no idea how long lot 4 will remain agricultural, but changes to that will require additional zoning map amendments which will require public notification.

Shannon Ramirez - 2020 Interurban Rd

Ms. Ramirez noted that the standard for maintaining agricultural property is minimal and believes QT is not going to pay attention to weeds and they aren't going to worry about flooding.

Chairperson Mohr reminded speakers to speak to the commission and not the petitioners and please maintain order.

Robert Blessing - 114 Constantine St

Mr. Blessing wanted to know who is responsible for Bloomington Heights Rd, the City of Bloomington or the County. His concern is that the property and his daughter's property are constantly flooded with stormwater coming off of the agricultural field; he wants to know what is going to be done about it.

According to Mr. Shonkwiler, the usual policy is that if corporate limits touch the road, then the City of Bloomington is responsible for the road, if not, the County is responsible. With regard to the stormwater runoff, the City has a code which requires the water be detained and runoff only occurs at the rate it occurred before development. Drainage law requires downstream property owners to allow the water to flow as it does now, so QT is required to do no more harm than the way it is currently set up.

Chairperson Mohr stated that everyone is free to speak, but he is noticing some themes and recurring concerns. If the public has a different statement, or wants to express those concurrent with another speaker, please speak but please be aware of time.

Scott Joyce - 2025 Interurban Rd

Mr. Joyce asked for a point of clarification. He wanted to know if the improvements to Bloomington Heights Rd were going all the way to Washington St, and if this improvement included a bike lane. He is a cyclist and having the ability to ride that road would be awesome. He also wanted to know if the proposed sewer was something that the neighborhood would be able to tap into. He noted that all were on septic right now, and he would love to be able to tap into sanitary sewer.

Mr. Shonkwiler stated there is a multi-use plan in QT's plan. The path is separate from the road. The City has an outstanding plan to extend that but does not have the funds right now. The entire path to Washington St would not be a part of this development. Mr. Shonkwiler noted that water and sewer are a City service, so if you are outside of the city limits, there are two ways to get city service.

Susan Cortesi - 8883 N 1550 East Rd

Ms. Cortesi noted all of the complaints of the individuals who live in the Bloomington Heights neighborhood are having and the difficulty with the Township.

She noted that she is not against the proposed development. She likes the appearance of the proposed QT and seems like a place she would frequent. She asked why is this necessary at this location.

Lori Burton - 2201 W Washington

Ms. Burton is concerned is about the flooding already coming off from Farm & Fleet onto her land.

Chairperson Mohr received confirmation from the Director of Public Works that Bloomington Heights Rd belongs to the City of Bloomington. There was a jurisdiction transfer on file for this transfer of ownership. The Public Works department will send copies of the agreement to any parties that would like it.

Mary Leung -105 N Adelaide St, Normal IL

Ms. Leung wants to know if additional police protection will be needed with this business there. Her concern is based upon the difficulties police have had at the other nearby fueling stations/truck stops.

Chairperson Mohr stated that the concern over City services has already been addressed, regarding policing.

Ms. Keen wanted to speak to the concern for the need for additional policing. Ms. Keen highlighted that QT meets DOJ standards when it comes to the monitoring of the facility. The layout of the facility and the location of the monitors in the store make individuals realize they are being watched and this serves as a deterrent.

Shannon Ramirez - 2020 Interurban Rd

Ms. Ramirez wanted to clarify a statement made by the City Engineer. The statement was that “with regard to stormwater runoff, QT would not have to do any more improvements over what is already existing.” Her concern is that the existing situation results in the flooding of her and neighbors’ properties. She noted that the staff report identifies no portion of this development falls within the special flood hazard area. The data supporting this comes from 2008 which is 14 years old. She disagrees that this not a flood hazard area and believes more updated data is needed.

Mr. Shonkwiler clarified that the document Ms. Ramirez is referencing for flooding is a FEMA map. FEMA is the one who designates special flood hazard areas and is the one who updates the maps. The City is not involved in any way.

Ms. Smith clarified that the Commission is reviewing the proposed annexation, zoning, and preliminary plan; the specific development standards will be associated with the legislative site plan, which will follow at a separate meeting next month, if the other items are approved.

Chairperson Mohr stated he believed it was time to close the public hearing, as no new concerns were being brought before the Commission. The Commission agreed, so Chairperson Mohr closed the public hearing portion of the cases at 6:45pm.

Commissioner Boyd made a motion for a five-minute recess. Commissioner Danenberger seconded. A voice vote was held, with all in favor (7-0).

The Planning Commission reconvened at 6:52pm.

Chairperson Mohr noted that City staff did receive public comments, via email, and they were similar in nature to the other comments provided by the public. The comments will be entered into meeting minutes for the record. The petitioner was aware of the comments and did not have a response to them as the concerns have already been addressed. Chairperson Mohr stated that the Commission was now going to move onto their discussion of the case and no further public comment could be heard.

Chairperson Mohr asked for discussion specifically on the standards for annexation as this needs to be addressed first. Chairperson Mohr stated that he had questions, and the public voiced concerns, that would apply to the standard which addressed the gain/hardship to the public. This is within their purview to consider, and if the Commission doesn't think the case has been made, to take that into account and not recommend that this be approved, or the Commission can make a different decision, or have further discussion.

Commissioner Stanczak noted that the Commission has heard a lot about the conditions south of development, which current falls within the County, is less than optimal. His concern with respect to this development is about what is being proposed, and to him what is being proposed looks like something that would be very high quality. He stated he is very sympathetic to the conditions of those behind the property, but he does not think petitioners can be expected to rectify the existing issues. He doesn't believe the annexation agreement will make the conditions any worse than they are now. He does not think it's fair to require the petitioners to solve all the problems that have been there for quite a few years.

Commissioner Stanczak moved make a finding that all the standards for annexation have been met. Chairperson Mohr asked if that is the complete motion, or did the commissioner desire to add more? Commissioner Stanczak wanted to make the motion based upon the request presented by staff. Staff assisted in finding the exact language. Commissioner Stanczak stated his motion was to establish findings of fact that the proposed annexation agreement, including the draft preliminary plan submitted as an exhibit to the agreement, meets the standards for an annexation agreement, and recommend approval. Chairperson Mohr asked for a second. Mr. Danenberger seconded the motion.

Chairperson Mohr asked if there was any discussion. There was discussion about the annexation agreement and zoning being combined for the motion. Mr. Boyle stated that was at the discretion of the Commission. Mr. Stanczak stated he would like to withdraw his motion and Commissioner Danenberg withdrew his second. Mr. Stanczak re-made his motion to include the motion he made earlier, but to add to it that the proposed zoning is in the public interest and not solely for the benefit of the applicant, meets the standards for zoning, and recommends approval. Seconded by Commissioner Danenberger.

Commissioner Boyd stated that he agreed with the comments made by Commissioner Stanczak relating to the annexation of the property. Commissioner Boyd stated he had some concerns related to the Site Plan, but this will be reviewed at a later date, and he will vote in favor today for the annexation and zoning.

Chairperson Mohr stated he will be voting against the motion due to the fact that City staff and the petitioner were unable to provide an assessment of the financial responsibility the City would be incurring. He believes that without this information there is no way to determine the relative gain or hardship to the public. He does not find sufficient evidence to move forward.

Commissioner Boyd questioned Chairperson Mohr on if the Commission has ever had that kind of information available to them when considering an annexation. Commissioner Boyd stated that he believes it is within the purview of the Commission to assume certain things. Commissioner Boyd wanted it noted that this kind of information has never been provided before; it was not omitted in this case, but is something that has never been provided.

Chairperson Mohr responded by stating that he believes this information should have been provided. He believes a change must occur and this information must be brought into account when making permanent decisions such as this.

Commissioner Boyd stated that he believes no one on this Commission is taking annexations lightly. To him, this is not “not infill.” It is surrounded on three sides by the City and has commercial business development across the street. What is being proposed fits in with the surrounding area. Annexation is never a decision he takes lightly, but this annexation makes sense to him.

There was no further discussion or comments.

A Roll Call vote was taken. Mr. Boyd - Yes, Mr. Stanczak - Yes, Mr. Danenberger - Yes, Ms. Patino - Yes, Mr. Galpalli - Yes, Mr. Sant-Amour - Yes, Chairperson Mohr - No. The motion was approved (6-1-0).

Chairperson Mohr asked staff what the remaining request was before the Commission. Mr. Wetterow stated the remaining request is for the preliminary plan.

Mr. Stanczak made a motion that to find that the proposed amended preliminary plan meets the purpose and intent of Chapter 24 of the City Code and recommends approval of the petition submitted by John Pratt, Attorney, on behalf of QuikTrip Corporation, for approval for a Preliminary Plan for property located on a tract of land being part of Lots 1-5, 9-10 and 21-23 and All Lots 6-8 and 11-16 C. A. Nafziger’s Subdivision being part of the Northwest quarter of Section 6, Township 23 North, Range 2 East of the Third Principal Meridian in McLean County, Illinois (PINs: 21-06-102 003 and 21-06-102-004). Commissioner Boyd seconded.

There was no discussion on the motion made.

A Roll Call vote was taken. Mr. Boyd - Yes, Mr. Stanczak - Yes, Mr. Danenberger - Yes, Ms. Patino - Yes, Mr. Galpalli - Yes, Mr. Sant-Amour - Yes, Chairperson Mohr - No. The motion was approved (6-1-0).

Chairperson Mohr asked if there was anything more the Commission had to do related to this topic as he did not believe there was. Staff stated there were not. Ms. Smith noted that the annexation petition would go before the City Council on March 28th as this is the intent of the petitioner. The preliminary plan will also go before the City Council for approval on March 28th.

E. Z-04-22 Public hearing, review and action on a request submitted by James Carlson on behalf of Perry Detherage requesting a Zoning Map Amendment for the property located at 309 E. Wood Street from R-1C (Single Family Residence) District to B-2 (Local Commercial) District (PIN: 21-09-207-013). (Ward 1)

City Staff Jon Branham presented the staff report and indicated all standards have been met and concluded with a recommendation for approval.

Mr. Branham noted that the location was formerly a daycare facility which is a nonconforming use in the residential zoning district. He stated the property has been vacant for over a year, and a plumbing business is interested in the location. He stated the business proposes to have three employees. There are no changes proposed to the property. The new owner wanted to be conforming so he has requested a zoning map amendment. The proposed zoning is B-2 (Local Commercial) District. Mr. Branham placed an emphasis on the key word for this business district which is “local.” He added the building itself has been a business use for an extended time, prior to that of the daycare use.

There were no questions for staff from the Commission.

Chairperson Mohr opened up the meeting to public comment on this case.

The petitioner, James Carlson (2003 Woodhavens Dr, Bloomington) spoke about the request. He noted this building was built as commercial building and has been utilized as such for almost 30 years without disrupting the neighborhood. Mr. Carlson noted that the proposed business will utilize fewer city services and generate less traffic than the prior use. There is no retail associated with the business; the building is only being use for office and storage.

There were no questions for the petitioner from the Commission.

There were no other public comments related to the case. Chairperson Mohr closed the public hearing portion of this case.

The Chairperson stated he would entertain a motion establishing findings of fact, and that the proposed map amendment is in the public interest and not solely for the benefit of the petitioner. Commissioner Boyd stated he would make that motion. Commissioner Stanczak seconded. There was no discussion.

A Roll Call vote was taken. Mr. Boyd - Yes, Mr. Stanczak - Yes, Mr. Danenberger - Abstained, Ms. Patino - Yes, Mr. Galpalli - Yes, Mr. Sant-Amour - Yes, Chairperson Mohr - Yes. The motion was approved (6-0-1).

Mr. Boyd made a motion to recommend approval of the petition submitted by James Carlson on behalf of Perry Detherage requesting a zoning map amendment for property located at 309 E Wood St in the City of Bloomington, from R-1C, Single Family Residence District, to B-2, Local Commercial District. Mr. Stanczak seconded. There was no discussion.

A Roll Call vote was taken. Mr. Boyd - Yes, Mr. Stanczak - Yes, Mr. Danenberger - Abstained, Ms. Patino - Yes, Mr. Galpalli - Yes, Mr. Sant-Amour - Yes, Chairperson Mohr - Yes. The motion was approved (6-0-1).

OLD BUSINESS

The Chairperson noted that the finalized version of the Commission By-Laws that were approved at the last meeting were provided to all the Commissioners for review. Ms. Smith noted that they are unsigned, but she will obtain a signed version following the meeting.

NEW BUSINESS

Commissioner Boyd noted disappointment with the configuration of the meeting room. He suggested having additional packets printed or a second video screen, so that the Commission can more easily view items referenced. Staffed stated this was understood.

ADJOURNMENT

Commissioner Boyd motioned to adjourn. Commissioner Danenberger seconded. A Roll Call vote was taken. Mr. Boyd - Yes, Mr. Stanczak - Yes, Mr. Danenberger - Yes, Ms. Patino - Yes, Mr. Galpalli - Yes, Mr. Sant-Amour - Yes, Chairperson Mohr - Yes. The motion was approved (7-0-). The motion carried. The meeting was adjourned at 7:15 PM

Public Comments Submitted For Meeting on March 2, 2022

To Whom it my concern,

My name is Brian Roberson, 2019 Interurban Rd. I'm writing this to voice my extreme concern over the proposed truck stop which is being planned across from my community and home.

I'm a retired firefighter-paramedic from Florida . With a lot of experience (21 years) dealing with truck stops on I-95 and the Florida turnpike. I'm also a 100% disabled Vet with PTSD. I moved here because of my medical condition. I was looking for a quiet, friendly, relaxing, safe place with no crime or stress. I found it in 2019 Interurban Rd.. Now the plan of a LOUD, diesel filled air, meeting point for people, road damaging truck stop is being plan right next to the community.

My experience with truck stops as a first responder is not a positive one. I had multiple truck stop calls ranging from overdoses and deaths from truck drivers and others, fights, shootings, fires, and many other things. Most happen at truck stops and never make the news. But it effects the neighborhood, not to mention the sirens from the first responders. I know a lot of things happen that most people don't know or think about until it happens. I've seen behind the curtain and I protest the Truck stop. It will ruin the serenity of Interurban Rd..

If it is too late, and the deal is done with the truck stop. There should be a 14 foot minimum sound barrier wall. High enough to help block some sound. High enough it can't be climbed for safety, crime, and fires. There should also be at least 100 feet of space between the truck stop and the community/ neighborhood. Also whom will be responsible for the roads? Trucks destroy roads, which are not that great now.

From: john lehman <[REDACTED]>
Sent: Friday, February 25, 2022 9:19 AM
To: Public Comment
Subject: Case Z-12-21-zoning

As someone who lives on Washburn street in Bloomington Heights i have concerns with this proposal. We already have large amounts of trash that blow into the yard from Walmart,i think this would be made worse with proposed change.I also have concerns about the light and noise that will be entered into this nice quiet neighborhood.What about all the new water runoff? The condition of West Market St. road is already horrible. I hope this nice quiet neighborhood is allowed to remain this way.

From: Martha Lancaster <[REDACTED]>
Sent: Wednesday, February 2, 2022 10:16 AM
To: Public Comment <publiccomment@cityblm.org>
Subject: Notice of Public Hearing - Revised Letter for approval on zoning map amendment & annexation agreement on tract of land

To whom this may concern at the City of Bloomington Economic & Community

Development Department: I, Martha J. Lancaster who resides at:
2211 W. Washington St.

Bloomington, IL 61705, do hereby express my disapproval for another gas station in my neighborhood. We already have 6 gas/service stations (that include 2 full service truck stops) within a 2 mile radius from my property. We do NOT need another gas station in this area, especially one right off of Route 9 and before the 55/74 interchange.

This would create more traffic congestion and create more traffic accidents. I oppose this proposal for another gas station in this area. If the QuikTrip Corporation wants to invest in a gas station in the Bloomington-Normal area, they need to look for a different location. Thank you!

Sincerely,
Martha J Lancaster

From: Connie Hickey <[REDACTED]>
Sent: Wednesday, March 2, 2022 3:06 PM
To: Public Comment
Subject: Case #'s Z-23-22, PS-02-22, PR-02-22

I live in the Bloomington Heights Subdivision. My concerns are flooding as we already have a problem, all the noise plus the safety of our homes. A truck stop seems to bring in transients. Also all the lighting. This is a quiet neighborhood. Please consider these concerns as you go forward with this project.

Thank you
Connie
Hickey

Sent from Samsung Galaxy smartphone.