



MINUTES

PUBLISHED BY THE AUTHORITY OF THE PLANNING COMMISSION OF
BLOOMINGTON, ILLINOIS

REGULAR MEETING
COUNCIL CHAMBERS
109 EAST OLIVE STREET
BLOOMINGTON, IL

WEDNESDAY, FEBRUARY 24, 2021 4:00 P.M.

THIS MEETING WILL BE 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 must register at www.cityblm.org/register, and/or 2) those persons wishing to provide written comment must email their comments to publiccomment@cityblm.org.

Members of the public may also attend the meeting at City Hall. Attendance will be limited to 10 people including staff and Board/Commission members and will require compliance with City Hall COVID-19 protocols and social distancing. Participants and attendees are encouraged to attend remotely. The rules for participation and physical attendance may be subject to change due to changes in law or to executive orders relating to the COVID-19 pandemic occurring after the publication of this agenda. Changes will be posted at www.cityblm.org/register.

The Planning Commission convened in Regular Session virtually via Zoom conferencing with City Planner Katie Simpson, Assistant Director Kimberly Smith, and Vice Chair Tyson Mohr in-person in City Hall's Council Chambers at 4:01 p.m., Wednesday, February 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	Present
Mr. Justin Boyd	Commissioner	Present
Mr. Thomas Krieger	Commissioner	Partially present
Ms. Megan McCann	Commissioner	Present

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Mr. Mark Muehleck	Commissioner	Present, joined late
Mr. David Stanczak	Commissioner	Present
Ms. Sheila Montney	Commissioner	Present
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

This meeting is being held virtually via live stream. Public comment will be accepted up until 15 minutes before the start of the meeting. Written public comment must be emailed to publiccomment@cityblm.org and those wishing to speak live must register at <https://www.cityblm.org/register> prior to the meeting.

No public comment.

MINUTES

Mr. Mohr motioned to accept the previous meeting's minutes. Mr. Boyd seconded. Roll call vote: Mr. Stanczak - Other, Mr. Danenburger - Yes, Mr. Boyd - Yes, Mr. Mohr - Yes, Ms. Montney - Yes, Ms. McCann - Yes, Chairperson Headean - Yes. (6-0-1)

REGULAR AGENDA

Note, due to COVID-19 social distancing considerations, this meeting is held virtually. Those wishing to testify or comment remotely regarding a public hearing listed below must register at <https://www.cityblm.org/register> at least 15 minutes prior to the start of the meeting.

- A. **Z-05-21** Public hearing, review and action on Resolution approving a S-4 Local Historic Preservation District (Ch. 44-804) nomination application submitted by Franklin Park Foundation (317 E Chestnut Street) for property at 112 E. Washington Street, Bloomington, IL (PIN: 21-04- 334-007) owned by Urban Equity Properties, LLC (401 E. State St. 4th Floor, Rockford, IL) to establish a S-4 Local Historic Preservation District over the Subject Property (Ward 6)

Chairperson Headean introduced the case and called for the staff report. Ms. Simpson stated that staff would be recommending in favor of the historic designation. She explained that the process initially began in 2019 and that while the Historic Preservation Commission voted to approve of the designation, Planning Commission's endorsement is needed as well.

Ms. Simpson provided a brief overview of the building's history and zoning and use context, highlighting features of the building found to be historically significant. She mentioned that the Historic Preservation Commission found that each of the ten criteria qualifying the structure for historic designation were met, but that only one criterion needs to be met in order to qualify.

Ms. Montney asked what if any impact is anticipated to the properties owners who were notified of the designation. Ms. Simpson explained that notification of surrounding property owners and residence is required by the Zoning Ordinance and that no impact is necessarily anticipated.

Mr. Boyd asked whether there have been any previous examples of a petition for historic designation not put forward by the property owner. Ms. Simpson stated that this has not been the case at least in the last five years.

Mr. Stanczak asked what the process of removing the historic overlay would entail. Ms. Simpson explained that it would follow roughly the same process as nominating the structure.

Mr. Jim Pearson was sworn in for testimony. He stated his opposition to the historic designation on the basis of the fact that the exterior of the building cannot be altered, that it may be difficult to sell the building or change its use to residential, and that the Franklin Park Foundation does not appear to have any stake in the City of Bloomington according to his research.

Mr. Jeff Orduno, representative of the owner, was sworn in. He stated that his company owns several historically-designated buildings and that the State Farm building's eligibility is undeniable. He indicated that Mr. Pearson raised important points regarding the building's future marketability, but that he is optimistic any issues that may arise can be resolved between the owner and the Historic Preservation Commission.

Responding to Mr. Pearson, Mr. Boyle pointed out that the Franklin Park Foundation listed an address in Bloomington. He also mentioned that there is no residency requirement for historic nomination. Mr. Pearson restated his points.

Chairperson Headean proposed a four-minute recess in order to attempt to resolve technological issues. The meeting resumed at 4:53 PM.

Mr. Tim Maurer, the applicant, was sworn in for testimony. He clarified that the Franklin Park Foundation is located in Bloomington and oriented toward preserving historic buildings, and that there is precedent for historic designation petitions to be put forward by someone other than the property owner.

The public comment section was closed. Ms. Montney stated that the first or second criteria would be suitable grounds for nomination due to its probable broad appeal. Mr. Boyd motioned to find that all ten criteria were met. Mr. Muehleck seconded. Roll call vote: Mr. Stanczak - Yes, Mr. Danenburger - Yes, Mr. Boyd - Yes, Mr. Muehleck - Yes, Mr. Mohr - Yes, Ms. Montney - Yes, Ms. McCann - Yes, Chairperson Headean - Yes. The motion carried (8-0-0).

Mr. Boyd motioned to adopt the report prepared by the Historic Preservation Commission. Somebody seconded. Mr. Stanczak and Mr. Boyd expressed their willingness to vote in favor of the designation due to the owner's testimony and involvement in the process. Roll call vote: Mr. Stanczak - Yes, Mr. Danenburger - Yes, Mr. Boyd - Yes, Mr. Muehleck - Yes, Mr. Krieger - Abstain, Mr. Mohr - Yes, Ms. Montney - Yes, Ms. McCann - Yes, Chairperson Headean - Yes. The motion carried (8-0-1).

B. Z-28-20 Public hearing, review and action on a petition Submitted by Property owner Terra, LLC (1904 Longwood Lane, Bloomington, IL 61704) requesting: 1). Rezone Tract 1 located west of Woodbine Rd, north of Pamela Dr, and east of Leslie Dr (2.95 acres) from B-1- General Commercial District to R-2 Mixed Residence District; and 2). Rezone Tract 2 located north of Pamela Dr, east of Woodbine Rd and west of Leslie Dr (3.11 acres), from B-1 - General Commercial District to R-3A - Multiple-Family Residence District (Ward 3). This item was remanded to Planning Commission from City Council on January 25, 2021.

Ms. Kelly reviewed the specifics of the proposed rezoning as well as the site design standards for single-family attached and multi-family structures in the R-2 and R-3A Districts.

Mr. Rathnakumar Ramachandran was sworn in for testimony in favor of petition. He mentioned that he owns the as yet unpurchased townhomes and stated that many of the concerns related to the proposed R-3A rezoning are reflections of concerns pertaining to the unassociated developments on Ekstam Drive.

Ms. Montney asked why the R-3A zoning is being sought if the plan is to build townhomes on that parcel. Mr. Ramachandran explained that the townhomes are not permitted by right in the R-2 District.

Emails received in response to this case were introduced. Five were in opposition to the requested rezoning, and two were in favor. Mr. Krishna Balakrishnan, the petitioner, confirmed that he had seen the emails.

Mr. Balakrishnan was sworn in for testimony. He summarized the application process and results of the public meetings held. He also stated that schools serving the area are under capacity and that, in relation to concerns regarding green space, parkland dedication is required. In terms of traffic concerns, Mr. Balakrishnan stated that Woodbine would not yet be extended to Pamela Drive, and so access would be taken from GE Road. Regarding home values, Mr. Balakrishnan stated that the proposed townhomes would be of high quality and expressed skepticism toward the factual basis of concerns around property values.

Ms. Montney raised concerns with regard to the fact that the intersection of GE Road and Woodbine is an uncontrolled intersection. She also inquired as to how the public meetings were coordinated. Mr. Balakrishnan stated that he invited property owners within 500 ft by mail. Ms. Montney confirmed that the R-2 zoning district does not allow townhomes. Ms. Simpson clarified that the R-2 District only allows duplexes or single-family detached housing.

The public hearing was closed. Ms. Montney stated her belief that more residents are opposed to the proposed rezoning than have offered comment. She questioned the Commission's role as an advisory versus representative body.

Mr. Boyd motioned to adopt the findings of fact for Tract I. Mr. Mohr seconded. Roll call vote: Mr. Stanczak - Yes, Mr. Danenburger - Yes, Mr. Boyd - Yes, Mr. Muehleck - Yes, Mr. Mohr - Yes, Ms. Montney - Yes, Ms. McCann - Yes, Chairperson Headean - Yes. The motion carried (8-0-0).

Mr. Boyd motioned to recommend approval of rezoning Tract I from B-1 to R-2. Mr. Mohr seconded. Roll call vote: Mr. Stanczak - Yes, Mr. Danenburger - Yes, Mr. Boyd - Yes, Mr. Muehleck - Yes, Mr. Mohr - Yes, Ms. Montney - Yes, Ms. McCann - Yes, Chairperson Headean - Yes. The motion carried (8-0-0).

Mr. Boyd motioned to adopt the findings of fact regarding Tract II. Mr. Mohr seconded.

Ms. Montney raised the issue of the potential impact on property values. Chairperson Headean reiterated the initial point made that uses permitted by the current zoning would exacerbate the residents' concerns more so than uses permitted by the proposed rezoning.

Mr. Mohr concurred, stating that the proposed R-3A zoning would be more beneficial to the residents than the current zoning.

Mr. Stanczak stated his concerns that the rezoning would legitimize all uses permitted by the R-3A zoning, but that the R-3A zoning is the “lesser of two evils” as compared to the present B-1 zoning.

Roll call vote: Mr. Stanczak - Yes, Mr. Danenburger - Yes, Mr. Boyd - Yes, Mr. Muehleck - Yes, Mr. Mohr - Yes, Ms. Montney - No, Ms. McCann - Yes, Chairperson Headean - Absent. The motion carried (6-1-1).

Mr. Boyd motioned to recommend approval of the rezoning of Tract II from B-1 to R-3A. Mr. Danenburger seconded. Mr. Stanczak - Yes, Mr. Danenburger - Yes, Mr. Boyd - Yes, Mr. Muehleck - Yes, Mr. Mohr - Yes, Ms. Montney - No, Ms. McCann - Yes, Chairperson Headean - Abstain. The motion carried (6-1-1).

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 introduced the case and called for the staff report. Ms. Simpson stated that staff is in favor of the remaining waivers as well as the special use permit and preliminary development plan for the proposed PUD.

Ms. Simpson summarized the proposed development and features of the site plan, establishing that the site design, special use permit, and PUD criteria had been met.

Mr. Nathan Joseph, the developer, was sworn in for testimony.

Mr. David Brown, engineer, was sworn in and stated his availability to answer technical questions about the development.

Ms. Tiffany Ackerman, architect, was sworn in. Mr. Mohr asked whether the proposed materials had been used in the Midwest before. Ms. Ackerman stated that they had.

Ms. Megan Bell, the owner, stated her availability for comments or questions. The public hearing was closed. Mr. Boyd motioned to adopt the findings of fact. Mr. Mohr seconded. Mr. Stanczak - Yes, Mr. Danenburger - Yes, Mr. Boyd - Yes, Mr.

Muehleck - Yes, Mr. Mohr - Yes, Ms. Montney - Yes, Ms. McCann - Yes, Chairperson Headean - Yes. The motion carried (8-0-0).

Mr. Mohr motioned to deny the curb and gutter waiver. Mr. Stanczak seconded. Mr. Stanczak - Yes, Mr. Danenburger - Yes, Mr. Boyd - Yes, Mr. Muehleck - Yes, Mr. Mohr - Yes, Ms. Montney - Yes, Ms. McCann - Yes, Chairperson Headean - Yes. The motion carried (8-0-0).

Mr. Mohr motioned to approve the sanitary sewer waiver and private street centerline offsets waiver. Mr. Boyd seconded. Mr. Stanczak - Yes, Mr. Danenburger - Yes, Mr. Boyd - Yes, Mr. Muehleck - Yes, Mr. Mohr - Yes, Ms. Montney - Yes, Ms. McCann - Yes, Chairperson Headean - Yes. The motion carried (8-0-0).

Mr. Mohr motioned to recommend approval of the special use permit and preliminary development plan with the relevant conditions. Mr. Boyd seconded. Mr. Stanczak - Yes, Mr. Danenburger - Yes, Mr. Boyd - Yes, Mr. Muehleck - Yes, Mr. Mohr - Yes, Ms. Montney - Yes, Ms. McCann - Yes, Chairperson Headean - Yes. The motion carried (8-0-0).

D. Z-06-21 Recommendation that City Council pass a Resolution to adopt the Official 2020 Zoning Map for Bloomington reflecting the map amendments from the calendar year 2020 (Citywide Impact).

Ms. Kelly gave a brief overview of rezonings that had occurred in the last calendar year and displayed the updated zoning map. Mr. Mohr motioned to recommend approval. Mr. Stanczak seconded. Mr. Stanczak - Yes, Mr. Danenburger - Yes, Mr. Boyd - Yes, Mr. Muehleck - Yes, Mr. Mohr - Yes, Ms. Montney - Yes, Ms. McCann - Yes, Chairperson Headean - Yes. The motion carried (8-0-0).

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 6:39 PM.