



MINUTES

PUBLISHED BY THE AUTHORITY OF THE PLANNING COMMISSION OF
BLOOMINGTON, ILLINOIS
REGULAR MEETING
COUNCIL CHAMBERS
109 EAST OLIVE STREET
BLOOMINGTON, IL

WEDNESDAY, FEBRUARY 10, 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 Chairperson Megan Headean in-person in City Hall's Council Chambers at 4:01 p.m., Wednesday, February 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	Present
Mr. Justin Boyd	Commissioner	Present, joined at 4:53 PM
Mr. Thomas Krieger	Commissioner	Present
Ms. Megan McCann	Commissioner	Present

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Mr. Mark Muehleck	Commissioner	Absent
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.

Mr. Ravi Duvvuri provided comments regarding case Z-28-20, expressing concerns about NIMBYism and discrimination in consideration of the case by City Council and in some of the public comments received regarding the case.

Two mostly identical public comments were emailed in regards to Z-28-20 similarly raising concern over NIMBYism and classism in consideration of the case. These emails were sent by Tate Skinner and Nunya Bidness.

MINUTES

Ms. McCann made a motion to approve the minutes of the January 27, 2021 meeting. Mr. Krieger seconded. Roll call vote: Mr. Stanczak - Yes, Mr. Danenburger - Yes, Mr. Krieger - Yes, Mr. Mohr - Yes, Ms. Montney - Yes, Ms. McCann - Yes, Chairperson Headean - Yes. (7-0-0)

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-03-21 Public hearing, review, and action on a petition submitted by Robert Vericella, RJV Construction (919 W. Mulberry Bloomington, IL 61701), requesting a zoning map amendment for 10.54 acres (owned by Habitat for Humanity) commonly located along south Beich Road and north of Fuller Ct from R-1C Single-Family Residential District to R-4, Manufactured Home Park.

Chairperson Headean called for the staff report. Ms. Simpson explained that staff would recommend in favor of the rezoning. The site is vacant and identified as a Tier 1 Infill priority as well as a potential site for medium-density housing by the Comprehensive Plan.

The petitioner, Bobby Vericella, was sworn in for testimony. He asserted that the rezoning's impact on the surrounding neighborhood would not be any different from a standard residential development.

Joe Taylor was sworn in for comment. He disputed the application's premise regarding the provision of affordable housing. He also spoke to the long-term financial difficulties he believes are inherent to owning a manufactured home and the impacts they have on neighboring residential property values.

Mr. Mohr asked whether Mr. Taylor is aware of any manufactured home parks in town that have followed the downward trajectory he described. He said that as he is from out of state, he is not familiar with mobile home parks in the Bloomington area.

Mr. Stanczak asked whether the lack of fee interest in the leased land had any impact on the maintenance conditions of mobile home parks. Mr. Taylor answered that he believed it encouraged a deterioration in the property conditions and values. Mr. Stanczak asked whether, in his experience, the conditions of the mobile home park continued to deteriorate after the owner repurchased poorly maintained homes. Mr. Taylor did not specifically tie the conditions of the park to the ownership status of the park or its properties.

Ms. Simpson entered an email asking for clarification on certain aspects of the proposed project into the record.

By way of rebuttal, Mr. Vericella explained the degree of research he has done on managing a mobile home park and the financial assistance available to prospective buyers of mobile homes. He clarified that the lease included in the application is a sample. Mr. Vericella went on to state that the homes would fill a needed gap for

both young adults and elderly people looking to downsize their houses. Regarding lot rent, he said there are strict regulations as to whether the rent can increase, making it unlikely in his view that residents would be priced out.

Chairperson Headean closed the public hearing. Mr. Mohr asked what the benefit of R-4 zoning rather than R-1H zoning would be in this case. Ms. Simpson explained that R-1H allows for individual, owner-occupied lots where R-4 zoning allows for more of a park-like configuration. Mr. Mohr stated his opinion that Mr. Taylor presented a compelling financial argument but expressed his belief that its implications are beyond the scope of the Commission.

Mr. Boyd joined the meeting at 4:53 PM.

Mr. Stanczak stated that because the R-4 zoning permits the configuration Mr. Taylor described, he questioned the degree to which the rezoning would be to the public's benefit.

Mr. Mohr repeated his question about other mobile home parks in town to Ms. Simpson. Ms. Simpson mentioned Prairie Place, a mobile home park located just to the south of the subject property.

Mr. Stanczak motioned to approve the findings of fact with the exception of items 9 and 10. Mr. Krieger seconded. Roll call vote: Mr. Stanczak - Yes, Mr. Danenburger - Yes, Mr. Boyd - Abstain, Mr. Krieger - Yes, Mr. Mohr - Yes, Ms. Montney - Yes, Ms. McCann - Yes, Chairperson Headean - Yes. The motion carried. (7-0-1)

Mr. Stanczak motioned to recommend a denial of the petition. Ms. Montney seconded. Mr. Mohr expressed a feeling of confliction regarding the motion. Ms. Montney agreed. Mr. Stanczak rescinded his motion to deny the petition.

Mr. Mohr motioned to table the decision to the March 10th date in hopes of gaining more information about the project and about manufactured home parks more generally. Mr. Stanczak seconded. Chairperson Headean asked staff to research how other ownership/leasing patterns of R-4 districts are laid out, as well as what impact on property values they may have. Mr. Mohr asked staff to compare the proposed project to the surrounding land use context of other R-4 districts. Mr. Stanczak asserted that such a comparison would aid in making a determination regarding the proposed project. Roll call vote: Mr. Stanczak - Yes, Mr. Danenburger - Yes, Mr. Boyd - Abstain, Mr. Krieger - Yes, Mr. Mohr - Yes, Ms. Montney - Yes, Ms. McCann - Yes, Chairperson Headean - Yes. The motion carried. (7-0-1)

- B. PS-01-21 Public hearing, review, and action on a petition submitted by Robert Vericella, RJV Construction, requesting approval of a preliminary development plan for a planned unit development (PUD) for a Residential Manufactured Home Park on approximately 10.54 acres (owned by Habitat for Humanity) commonly**

located along south Beich Road, and north of Fuller Ct. Chairperson Headean called for the staff report. Ms. Simpson stated that staff recommended in favor of the requested zoning map amendment.

Mr. Mohr motioned to table discussion of the item to March 10th. Mr. Stanczak seconded. Roll call vote: Mr. Stanczak - Yes, Mr. Danenburger - Yes, Mr. Boyd - Yes, Mr. Krieger - 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

- A.** General Discussion on the Veterans Parkway Alternate Configurations
 - Project Website: Veterans Parkway Outreach

Chairperson Headean announced that discussion on this item would be held at a joint meeting of the Planning and Transportation Commissions immediately following the adjournment of the Planning Commission meeting.

ADJOURNMENT

Mr. Boyd motioned to adjourn. Mr. Danenberger seconded. All were in favor. The meeting was adjourned at 5:06 PM.