



MINUTES

**PUBLISHED BY THE AUTHORITY OF THE PLANNING COMMISSION OF
BLOOMINGTON, ILLINOIS
REGULAR MEETING
COUNCIL CHAMBERS
109 EAST OLIVE STREET
BLOOMINGTON, IL
WEDNESDAY, JANUARY 27, 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.

Physical attendance is prohibited in compliance with City Hall COVID-19 protocols and social distancing. 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 4:00 p.m., Wednesday, January 27, 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	Present
Ms. Megan McCann	Commissioner	Present
Mr. Mark Muehleck	Commissioner	Present
Mr. David Stanczak	Commissioner	Present
Ms. Sheila Montney	Commissioner	Present
Mr. John Danenberger	Commissioner	Present

MEETING MINUTES

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WEDNESDAY, JANUARY 27, 2020

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 provided.

MINUTES

Mr. Stanczak made a motion to approve the minutes of the January 13, 2021 meeting. Ms. Montney seconded. Roll call vote: Mr. Stanczak - Yes, Mr. Danenburger - Yes, Muehleck - Yes, Mr. Krieger - Yes, Mr. Mohr - Yes, Ms. Montney - Yes, Mr. Boyd—Yes, Ms. McCann - Yes, Chairperson Headean - Yes. (9-0-0)

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-02-21** Public hearing, review, and action on a petition submitted by Michael R. Gudat, owner of March 2V Manager, LLC and Bloomington Portfolio, LLC requesting a zoning map amendment for a portion of the property identified as PIN: 21-16-126-040 from B-1, General Commercial District, to R-3B, Multiple-Family Residence District.

Chairperson Headean called for the staff report. Ms. Kelly stated that staff recommended in favor of the requested zoning map amendment.

Ms. Kelly explained that the subject parcel is part of the Oak Creek Crossing apartment complex, and the only part that is zoned B-1 rather than R-3B. She described the surrounding zoning classifications, including commercial zoning and uses to the north and south, a mix of residential zoning to the west, and commercial and R-4 zoning to the east. With regard to the Comprehensive Plan's Future Land Use map, she stated that the subject area is classified as a mix of high- and medium-density residential, which R-3B zoning would be consistent with.

Ms. Kelly added that the majority of findings of fact were met for the requested rezoning, mentioning that, were any of the seven multi-family residential structures on the subject parcel to be destroyed, they could not be rebuilt under their present commercial zoning due to their existing nonconforming use status.

No public testimony was offered.

Mr. Boyd motioned to approve the findings of fact as presented by staff. Mr. Krieger seconded. Mr. Stanczak - Yes, Mr. Danenburger - Yes, Muehleck - Yes, Mr. Krieger - Yes, Mr. Mohr - Yes, Ms. Montney - Yes, Mr. Boyd—Yes, Ms. McCann - Yes, Chairperson Headean - Yes. (9-0-0)

Mr. Boyd motioned to approve the request for rezoning. Mr. Muehleck seconded. Mr. Stanczak - Yes, Mr. Danenburger - Yes, Muehleck - Yes, Mr. Krieger - Yes, Mr. Mohr - Yes, Ms. Montney - Yes, Mr. Boyd—Yes, Ms. McCann - Yes, Chairperson Headean - Yes. (9-0-0)

OLD BUSINESS

No items.

NEW BUSINESS

No items.

ADJOURNMENT

Mr. Muehleck motioned to adjourn. The motion was seconded. The meeting was adjourned at 4:13 PM.