MINUTES
PUBLISHED BY THE AUTHORITY OF THE PLANNING COMMISSION OF BLOOMINGTON, ILLINOIS
SPECIAL MEETING
OSBORNE ROOM, 2ND FLOOR POLICE DEPARTMENT
305 S. EAST STREET, BLOOMINGTON, IL
WEDNESDAY, JANUARY 19, 2022 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 virtually via Zoom conferencing within City Hall's Council Chambers at 4:00 p.m., Wednesday, January 19, 2022, with the following physically present: Chairperson Mohr, Commissioner Stanczak and 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; Craig McBeath, Director of Information Technology; and Mr. Ryan Miller, Application Support Specialist, Information Technology.

The meeting was called to order by Chairperson Mohr and livestreamed to the public at www.cityblm.org/live at 4:18 p.m.

ROLL CALL

Attendee Name	Title	Status
Mr. Tyson Mohr	Chair	Present
Mr. Justin Boyd	Vice Chair	Present
Mr. Thomas Krieger	Commissioner	Present
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	Present
Mr. Goverdhan Galpalli	Commissioner	Present

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

With no objections, the Chair announced the following were moved to the end of the agenda, for the sake of time: Public Comment, Minutes, Cases Z-24-21 (tabled), PR-09-21 (withdrawn) and a request to update the Bylaws.

REGULAR AGENDA

C. Z-26-21 Public hearing, review and action on a petition submitted by Charles Armstrong on behalf of Bloomington Baptist Church requesting a zoning map amendment for the property located at 1109 Alexander Rd from P-2, Public Lands & Institutions District to B-2 (Local Commercial) District. (PIN: 21-07-276-029). (Ward 6)

City Staff Glen Wetterow presented the staff report with a recommendation for approval.

Chairperson Mohr asked for affirmation that the intent of the rezoning is for the interest of the public and not just the petitioner.

Mr. Wetterow agreed and iterated a rezoning looks at how the zoning as a whole will impact area as there are numerous potential uses that could go in under the proposed zoning. He noted that the proposed B-2 zoning does provided additional scrutiny related to use and development of the property that the current P-2 zoning does not.

Chairman Mohr asked if it was odd to have commercial zoning surrounded by residential zoning. Mr. Wetterow stated with future development in the area the B-2 zoning could serve as a buffer between the future development and the residential zoning. This is the intent of the B-2 zoning.

The petitioner, Charles Armstrong (62 Lewis Dr, Bloomington) was sworn in and provided background on why the rezoning is being requested.

Bree Brosamer (312 W Morgan, McLean IL) spoke on behalf of Sundown Exteriors who is the potential buyer of the property. She stated she was there to answer any questions about the operations proposed for this location. There were no questions for her at this time.

Floyd Byers (1102 Alexander Rd) read a prepared statement that his concern is with the type of work associated with Sundown Exteriors is primarily roofing, and he is against the rezoning.

Chairperson Mohr summarized emailed comment received from Lael Salinas (1106 Alexander Rd), and that she is against the rezoning because of the roofing work associated with the business.

Brain Knuth spoke on behalf of his father who lives at 1107 Alexander Rd. He reviewed the standards presented by staff and disagreed with the findings made by staff, emphasized how roofing was not mentioned as a business activity, and stated he is concerned about the building or buildings planned to be placed on the property in the future. Mr. Knuth presented a petition of signatures of surrounding owners which all opposed this rezoning. Mr. Boyle asked if Mr. Armstrong had any objection to this being made part of the record. Mr. Armstrong stated he did not have any objection. Mr. Boyle stated the petition can then be made part of the record.

Bree Brosamer asked to speak again. She addressed some of the concerns brought up by previous members of the public and stated she was not aware as to why the roofing portion of their business was not mentioned as this is main service they provide. Sundown will not be storing materials at this location as materials are stored at the location where the work is being done. No large vehicles will be at this location either.

Doug Smith (1105 Alexander) stated he was concerned about the impact on the neighborhood and how the rezoning would break up nature of the neighborhood. He was against the rezoning.

Shirely Knuth (1107 Alexander Rd) stated she was against the rezoning for many of the reasons previous members of the public had expressed.

Commissioners Boyd and Krieger both indicated they would have to be leaving the meeting soon.

Shelley Gould (1612 Fell Avenue) spoke against the petition for rezoning.

Chairperson Mohr closed public hearing

Commission had discussion on the petition. A concern was stated for lack of infrastructure available and if this is considered infill. Commissioner Stanczak was concerned with placing a commercial use in a non-commercial area. For this reason, he made a motion to deny that the standards are met. Commissioner Boyd seconded that motion. A vote to deny that the standards were met and to recommend denial to City Council was held. Mr. Boyle made a point of clarification that a yes vote was for denial. The Commission indicated the understood. Roll Call Vote. Mr. Krieger – Yes, Vice Chair Boyd – Yes, Mr. Stanczak – Yes, Mr. Danenberger – Yes, Mr. Muncy – Present, Mr. Galpalli – Yes, Chair Mohr – Yes. The motion to deny was approved (6-0-0).

Commissioners Boyd and Krieger left the meeting at approximately 5:10 p.m.. A quorum was temporarily lost.

Chairperson Mohr announced a recess at 5:12 p.m. and stated the meeting would resume at 5:20pm.

Commissioner Sant-Amour entered virtually at 5:20 pm.

Chairperson Mohr called the Commission to order at 5:20pm. A Roll Call was taken – Commissioners Mohr, Stanczak, Danenberger, Sant-Amour, Muncy, Galpalli were present. With 6 members present a quorum was reestablished.

Staff reviewed the list of individuals registered to speak and identified that all of them were still present on the virtual meeting.

D. Z-27-21 Public Hearing, review and action on a petition submitted by David K. Stark on behalf of Stark Excavating, Inc. and Interchange City West, LLC requesting a zoning map amendment for property generally located south of Enterprise Dr and west of Maple Hill Rd in the City of Bloomington, from B-1 (General Commercial) District, to R-3A (Multiple-Family Residence) District. (PIN: 14-31-401-003). (Ward 7)

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

Chairperson Mohr stated the adjacent properties were previously approved to be rezoned. Staff indicated this was correct. Staff indicated the case rezoning the adjacent properties has only been recommend for approval and has not been approved by City Council.

The Commission had no questions for staff.

David Armstrong (207 W Jefferson St, Suite 400, Bloomington, IL) spoke as a representative on behalf of the applicant. Mr. Armstrong thanked the Commission for reestablishing quorum. Mr. Armstrong highlighted that the petition is in the best interest of the public and not in the sole interest of the applicant. There were no questions for Mr. Armstrong from the Commission.

There was no public testimony.

Motion to establish finding of facts was made by Mr. Muncy and was seconded by Mr. Danenberger. A Roll Call vote was taken. Mr. Stanczak – Yes, Mr. Danenberger – Yes, Mr. Sant-Amour – Yes, Mr. Muncy – Yes, Mr. Galpalli – Yes, Chair Mohr – Yes. The motion was approved (6-0-0).

Motion to recommend approval of rezoning to City Council was made by Mr. Muncy and was seconded by Mr. Danenberger. A Roll Call vote was taken. Mr. Stanczak – Yes, Mr. Danenberger – Yes, Mr. Sant-Amour – Yes, Mr. Muncy – Yes, Mr. Galpalli – Yes, Chair Mohr – Yes. The motion was approved (6-0-0).

E. Z-28-21 Public Hearing, review and action on a petition submitted by Brent Alsman requesting a zoning map amendment for the property located at 205 N Prospect Rd from B-1 (General Commercial) District, to R-3B (Multiple-Family Residence) District. (PIN: 21-02-253-017). (Ward 8)

City Staff, Jon Branham, presented the case. All standards have been met and recommends approval. There were no questions for staff from the Commission.

David Armstrong (207 W Jefferson St, Suite 400, Bloomington, IL) spoke as a representative on behalf of the applicant. Mr. Armstrong asked the Commission to make a motion to approve the rezoning as the petition is in the best interest of the public and not in the sole interest of the applicant.

Chairperson Mohr asked Mr. Armstrong if the property has always been vacant. Mr Armstrong stated that was correct.

There was no public comment.

The only discussion had by the Commission was made by Chairperson Mohr when he stated how suited the site would be for residential development given the adjacent amenities and how the proximity would allow the residents to walk or bike to them.

Motion to establish finding of facts was made by Mr. Muncy and was seconded by Mr. Danenberger. A Roll Call vote was taken. Mr. Stanczak – Yes, Mr. Danenberger – Yes, Mr. Sant-Amour – Yes, Mr. Muncy – Yes, Mr. Galpalli – Yes, Chair Mohr – Yes. Vote – 6-0. Passed

Motion to recommend approval of rezoning to City Council was made by Mr. Muncy and was seconded by Mr. Danenberger. A Roll Call vote was taken. Mr. Stanczak – Yes, Mr. Danenberger – Yes, Mr. Sant-Amour – Yes, Mr. Muncy – Yes, Mr. Galpalli – Yes, Chair Mohr – Yes. Vote – 6-0. Passed

F. PS-05-21 Public hearing, review and action on a petition Submitted by David P. Brown, Agent for Property owner Terra, LLC (1904 Longwood Lane, Bloomington, IL 61704) requesting an Amended Preliminary Plan for a Portion of Hawthorne Commercial Park. (PINs: 15-31-276-026, 15-31-278-001 and 15-31-278-003). (Ward 3)

City Staff, Glen Wetterow, presented the case. All standards have been met and recommends approval. There were no questions for staff from the Commission.

The petitioner, David Brown (505 N Main St, Bloomington IL) representing Terra LLC spoke on the case. He stated the purpose of the preliminary plan as to serve as an assurance of infrastructure. Mr. Wetterow stated that Public Works had reviewed the preliminary plan and had approved the plan based upon their review criteria.

There was no public comment.

Chairperson Mohr asked to clarify why the standards of Chapter 24 were being applied. Mr. Wetterow stated Chapter 24 is the portion of the City's Code that regulated subdivision. Mr. Mohr asked if the relevant standards were pulled from this section. Mr. Wetterow stated yes the standards present are the general standards all subdivisions are to be reviewed under.

Motion to establish finding of facts was made by Mr. Muncy and was seconded by Mr. Danenberger. A Roll Call vote was taken. Mr. Stanczak – Yes, Mr. Danenberger – Yes, Mr. Sant-Amour – Yes, Mr. Muncy – Yes, Mr. Galpalli – Yes, Chair Mohr – Yes. The motion was approved (6-0-0).

Motion to recommend approval of the preliminary plan to City Council was made by Mr. Stanczak and was seconded by Mr. Muncy. A Roll Call vote was taken. Mr. Stanczak – Yes, Mr. Danenberger – Yes, Mr. Sant-Amour – Yes, Mr. Muncy – Yes, Mr. Galpalli – Yes, Chair Mohr – Yes. The motion was approved (6-0-0).

A. Z-24-21 Public Hearing, review and action on text amendments, modifications and deletions to the Bloomington Zoning Ordinance, Chapter 44 of the City Code, submitted by the Bloomington City Council (Resolution 2021-31) relating to (1) auto sale exclusions, definition, and zoning; (2) updating certain zoning classifications; (3) reviewing residential uses that were previously permitted by right or via Special Use in commercial districts should again be allowed; (4) zoning for snack food manufacturing; (5) zoning for assisted living facilities; and (6) the review and submission process and commission schedules. *Continued from November 10, 2021* ***REQUEST TO TABLE***

The Chairperson indicated that this case as noticed, but staff does not have anything to present at this time. So, he is looking for a motion to table to a date uncertain. A motion to table to a date uncertain was made by Commissioner Stanczak and was seconded by Commissioner Muncy. A Roll Call vote was taken. Mr. Stanczak – Yes, Mr. Danenberger – Yes, Mr. Sant-Amour – Yes, Mr. Muncy – Yes, Mr. Galpalli – Yes, Chair Mohr – Yes. The motion was approved (6-0-0).

B. PR-09-21 Public hearing, review, and action on a petition submitted by Stan Cain on behalf of Wesley United Methodist Church requesting approval of a Site Plan (with potential variances) for a Food Pantry in the D-2 (Downtown Transitional) District for the property located at one site with multiple addresses, commonly known as 413 E. Washington, 410 E. Front and 416 E. Front Street. (PINs: 21-04-411-003, 21-04-411-011, and 21-04-44-009). (Ward 6) ***WITHDRAWN***

Chairperson Mohr identified that the item had been noticed but was subsequently withdrawn by the petitioner and thus had been formally withdrawn. There is no action for the Commission to take on the item.

G. Update of Planning Commission Bylaws

Chairperson Mohr indicated that staff had become aware of some discrepancies between the Commission Bylaws and City Ordinances. The purpose of amending the bylaws is to bring to the two into alignment.

City Staff George Boyle summarized one of the modifications to the bylaws: 1) the frequency in which the Commission meetings. The bylaws indicate twice a month. The Commission now only meets on the first Wednesday of every month. 2) Number of commissioners needed to establish quorum. The bylaws currently establish quorum based upon the total number of commission members. They will be revised to base quorum off the total number of commission members holding office. This will allow the Commission to reach and maintain a quorum more easily. 3) Update Code references.

Chairperson Mohr mentioned the updated bylaws reflecting the amendments will be included with the record. Assistant Corporate Counsel George Bolye read the amendments that would be made to the bylaws.
A motion to amend the bylaws of the Planning Commission was made by Commissioner Muncy and was seconded by Commissioner Galpalli. A Roll Call vote was taken. Mr. Stanczak – Yes,

Mr. Danenberger – Yes, Mr. Sant-Amour – Yes, Mr. Muncy – Yes, Mr. Galpalli – Yes, Chair Mohr – Yes. The motion was approved (6-0-0).

Minutes

Chairperson Mohr indicated an addition to the minutes of the November 10th meeting request by Commissioner Boyd. The exact wording was provided to staff for them to include. Chairperson Mohr read the addition requested.

Commissioner Muncy motioned to approve the minutes from the regular November 10, 2021, December 8, 2021 and January 5, 2022 regular Planning Commission meetings. Mr. Danenberger seconded. A Roll Call vote was taken. Mr. Stanczak – Present, Mr. Danenberger – Yes, Mr. Sant-Amour – Yes, Mr. Muncy – Yes, Mr. Galpalli – Present, Chair Mohr – Yes. Vote – 4-2(Present). Passed.

OLD BUSINESS

No items.

NEW BUSINESS

Chairperson Mohr welcomed Commissioner Galpalli to the Planning Commission.

ADJOURNMENT

Mr. Stancazk motioned to adjourn. Mr. Muncy seconded. A Roll Call vote was taken. Mr. Stanczak – Yes, Mr. Danenberger – Yes, Mr. Sant-Amour – Yes, Mr. Muncy – Yes, Mr. Galpalli – Yes, Chair Mohr – Yes. Vote – 6-0. The motion carried. The meeting was adjourned at 5:55 PM