

MINUTES
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, AUGUST 24, 2016, 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET, BLOOMINGTON, ILLINOIS

MEMBERS PRESENT: Mr. Boyd, Mr. Pearson, Mr. Protzman, Ms. Schubert, Mr. Scritchlow, Chairman Stanczak

MEMBERS ABSENT: Mr. Balmer, Mr. Sues

OTHERS PRESENT: Mr. George Boyle, City Attorney; Tom Dabareiner, Community Development Director

CALL TO ORDER: Chairman Stanczak called the meeting to order at 4:06 P.M.

ROLL CALL: Mr. Dabareiner called the roll. With six in attendance, a quorum was present.

PUBLIC COMMENT: There being no public comments the Commission moved on to approval of the minutes.

MINUTES: The Commission reviewed the August 10, 2016 minutes. Mr. Pearson moved to approve the August 10, 2016 minutes; Mr. Boyd seconded the motion, which passed unanimously by a voice vote of 6-0.

ELECT ACTING CHAIR: Chairman Stanczak indicated he chose not to sit as chairman during the two cases before the Planning Commission today. Mr. Pearson was elected Acting Chairman unanimously.

REGULAR AGENDA:

Z-28-16 Public hearing, review and action on the petition submitted by Rebecca Schurr requesting the approval of a petition to rezone the property located 827 W Jackson Street from C-2, Neighborhood Shopping District, to R-1C, Single Family Residential District.

Acting Chairman Pearson introduced the case. Mr. Dabareiner presented the staff report and recommended in favor of the rezoning. He noted both cases today are similar because of they are neighboring properties with the same request, but he will present both cases separately so that certain differences can be called out. Mr. Dabareiner showed an aerial photo of the property, providing context within the neighborhood. He showed photos of the subject property and surrounding properties. He reviewed the standards for a rezoning and presented the affirmative case, adding that rezoning the property will eliminate a nonconforming use as is currently the case. He noted a few of the standards provide worse impacts on the neighborhood if the commercial use is retained.

No one spoke in favor or against. Acting Chairman Pearson closed the public hearing.

Mr. Scritchlow motioned to recommend approval of the rezoning; seconded by Mr. Protzman. The following votes were cast: Mr. Scritchlow —yes; Mr. Protzman —yes; Mr. Boyd—yes; Ms. Schubert—yes; Mr. Stanczak—present; Acting Chairman Pearson—yes. Motion **approved** 5-0.

Z-29-16 Public hearing, review and action on the petition submitted by Patrick Babbitt and Pam Hill Trustees of the Harlan Babbitt Estate requesting the approval of a petition to rezone the property located 829 W Jackson Street from C-2, Neighborhood Shopping District, to R-1C, Single Family Residential District.

Acting Chairman Pearson introduced the case. Mr. Dabareiner presented the staff report and recommended in favor of the rezoning. He showed an aerial photo of the property and its neighborhood context, along with photos of the neighboring properties. He stated that the key difference here is staff's recommendation may have been in the negative without the property at 827 W. Jackson also seeking the same rezoning, as it would have split the C-2 with a residential designation. He noted this property is a duplex and would continue as a duplex. He reviewed the standards and provided an affirmative recommendation. Ms. Schubert noted a scrivener's error in the staff which referred to the 829 W. Jackson property as 827 W. Jackson.

Karen Stailey-Lander, realtor with Berkshire-Hathaway, representing the property owner, was sworn in. She added that there is an offer on this property and the buyer cannot get financing for the purchase without a rezoning.

There were no further comments or questions.

Mr. Boyd motioned to recommend approval of the rezoning; seconded by Ms. Schubert. The following votes were cast: Mr. Boyd—yes; Ms. Schubert—yes; Mr. Scritchlow —yes; Mr. Protzman —yes; Mr. Stanczak—present; Acting Chairman Pearson—yes. Motion **approved** 5-0.

OLD BUSINESS

None

NEW BUSINESS

None

ADJOURNMENT

Mr. Stanczak motioned to adjourn; seconded by Mr. Scritchlow, which passed unanimously by voice vote. The meeting was adjourned at 4:25 PM.