

**MINUTES**  
**BLOOMINGTON PLANNING COMMISSION**  
**REGULAR MEETING**  
**WEDNESDAY, JANUARY 22, 2020 4:00 P.M.**  
**COUNCIL CHAMBERS, CITY HALL**  
**109 EAST OLIVE STREET**  
**BLOOMINGTON, ILLINOIS**

**MEMBERS PRESENT:** Mr. David Stanczak; Mr. Justin Boyd; Mr. Thomas Krieger; Mr. Mark Muehleck; Mr. Tyson Mohr; Mr. Kevin Suess; Ms. Megan McCann; Chairperson Megan Headean.

**MEMBERS ABSENT:** Mr. John Protzman; Mr. Eric Penn

**OTHERS PRESENT:** Ms. Katie Simpson, City Planner; Ms. Casey Weeks, Assistant City Planner; Mr. George Boyle, Assistant Corporate Counsel.

**CALL TO ORDER:** Chairperson Headean called the meeting to order at 4:01 PM Ms. Simpson called roll. With eight members present, the Commission established a quorum.

**PUBLIC COMMENT:** None

**MINUTES:** Review the minutes of the January 8, 2020, regular meeting of the Bloomington Planning Commission, and the joint meeting minutes of the September 11, 2019.

Chairperson Headean asked if there were any amendments to the meeting minutes from January 8, 2020. There were no amendments, a motion was made by Mr. Krieger to approve the minutes, seconded by Mr. Stanczak. The minutes were approved by voice vote (8-0-0).

Chairperson Headean asked if there were any amendments to the joint meeting minutes from September 11, 2019. There were none, a motion was made by Mr. Boyd to approve the minutes, seconded by Mr. Krieger. The minutes were approved by voice vote (8-0-0).

**REGULAR AGENDA:**

- A. **Z-01-20** Public Hearing, review and action on a petition submitted by CIP, L.L.C., and Wingover Six, LLC to rezone 3204 – 3212 Gerig Drive and 3216 Gerig Drive from B-1 (General Commercial District) to B-2 (Local Commercial District) classification. (Ward 3).

Ms. Weeks gave the staff report recommending the Planning Commission recommend approval to City Council to rezone 3204-3212 & 3216 Gerig Drive from B-1 to B-2.

Mr. Todd Bugg, Attorney for Wingover Six and CIP, was sworn in and explained that the current zoning of B-1 General Commercial District of 3204-3212 Gerig Drive makes the multi-family residential units a legal non-conforming land use. A change to B-2 zoning

would make the land use conforming within Code. The buyer of 3216 Gerig Drive is looking to build a mixed use development.

The Commission will first make a motion on the staff findings of fact and then on the rezoning item.

A motion was made to approve the staff findings of fact by Mr. Mohr, seconded by Mr. Stanczak. Role call vote: Mr. Stanczak - Yes; Mr. Boyd- Yes; Mr. Krieger- Yes; Mr. Muehleck- Yes; Mr. Mohr- Yes; Mr. Suess- Yes; Ms. McCann - Yes; Chairperson Headean- Yes. Approved (8-0-0)

A motion was made to approve the rezoning of 3204-3212 & 3216 Gerig Drive by Mr. Stanczak, seconded by Mr. Muehleck. Role call vote: Mr. Stanczak - Yes; Mr. Boyd- Yes; Mr. Krieger- Yes; Mr. Mark Muehleck- Yes; Mr. Mohr- Yes; Mr. Suess- Yes; Ms. McCann - Yes; Chairperson Headean- Yes. Approved (8-0-0)

**OLD BUSINESS:** None

**NEW BUSINESS:**

**A. Planning Commission By-laws**

There have been some issues with meeting quorum in the last six months, so Chairperson Headean want to look at attendance requirements. Mr. Boyle said if a member has repeated absences a letter will be sent by the Mayor's office to ask the commission member whether they are able to fulfill the duties of the appointment.

Mr. Stanczak asked what constitutes an unexcused absence and who makes that decision. Mr. Boyle determined that it is up to the Chair to decide whether it is an unexcused absence. Mr. Boyle said before there is an attempt to remove the member due to lack of attendance there is dialogue prior. Mr. Stanczak suggested members state a reason for the absence when responding to the attendance email.

Mr. Mohr asked if there was a benefit to polling commission members on changing the meeting time. Ms. Simpson said the meeting time and date is written in the ordinance and bylaws and would require a vote by City Council. Mr. Stanczak said this had been discussed at length a year or more ago, and the time was not changed. Chairperson Headean suggested the commissioners think about whether they want to change the meeting time and can be addressed in the future.

**B. Census 2020**

Ms. Simpson gave a presentation overview on Census 2020 and why it is done, and the importance of counting everyone in the county. McLean County has organized a Complete Count Committee. The state loses an estimated \$952 per person annually due to federally funded projects based on census counts. Census surveys are being done online, and there is concern about the digital divide that will get low counts among the elderly and low-income residents who do not have access online. There will be dedicated computers at the Bloomington Public

Library to allow patrons to do the census survey online. Downtown Bloomington has traditionally showed low census counts, and they will receive paper surveys in the mail. Latinos traditionally have a low census count. Contact Ms. Simpson if you would like someone to do outreach to organizations and educate residents.

**ADJOURNMENT:** The meeting was adjourned at 4:34 pm by voice vote, motioned by Mr. Boyd, and seconded by Ms. McCann.

Respectfully submitted,  
Casey Weeks  
Assistant City Planner