



**AGENDA**  
**BLOOMINGTON PLANNING COMMISSION**  
**REGULAR MEETING**  
**COUNCIL CHAMBERS**  
**109 EAST OLIVE STREET**  
**BLOOMINGTON, IL**  
**WEDNESDAY, FEBRUARY 24, 2021 4:00 P.M.**  
**THIS MEETING WILL BE HELD VIRTUALLY. LIVE STREAM AVAILABLE AT:**  
**[www.cityblm.org/live](http://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](http://www.cityblm.org/register), and/or 2) those persons wishing to provide written comment must email their comments to [publiccomment@cityblm.org](mailto: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](http://www.cityblm.org/register).

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. 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](mailto:publiccomment@cityblm.org) and those wishing to speak live must register at <https://www.cityblm.org/register> prior to the meeting.

**4. MINUTES** Review and action on the minutes of the February 10, 2021 regular Bloomington Planning Commission meeting.

**5. 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-05-21 Public hearing, review and action on Resolution approving a S-4 Local Historic Preservation District (§44-804) nomination application submitted by Franklin Park Foundation (317 E Chestnut Street) for property at 112 E. Washington Street, Bloomington, IL (PIN: 21-04-334-007) owned by Urban Equity Properties, LLC (401 E. State St. 4th Floor, Rockford, IL) to establish a S-4 Local Historic Preservation District over the Subject Property (Ward 6)
- B.** Z-28-20 Public hearing, review and action on a petition Submitted by Property owner Terra, LLC (1904 Longwood Lane, Bloomington, IL 61704) requesting: 1). Rezone Tract 1 located west of Woodbine Rd, north of Pamela Dr, and east of Leslie Dr (2.95 acres) from B-1- General Commercial District to R-2 Mixed Residence District; and 2). Rezone Tract 2 located north of Pamela Dr, east of Woodbine Rd and west of Leslie Dr (3.11 acres), from B-1 – General

Commercial District to R-3A – Multiple-Family Residence District (Ward 3). **This item was remanded to Planning Commission from City Council on January 25, 2021.**

- C. PS-01-21 Public hearing, review and action on applications submitted by The Villas at Prairie Vista, LP (3028 Happy Landing Drive Springfield, IL 62711) for 7.31 acres ( PINS:21-16-405-002: 21-16-405-003:PT 21-16-451-027: PT 21-16-451-024: PT 21-16-451-009: PT 21-16-451-025) located south of Southgate Drive and east of US/51, owned by Robert J. Lenz, Trustee McLean County Land Trust #2315, approval of a preliminary development plan and special use permit for a planned unit development (PUD) for a single-family attached dwelling units in the C-1 Office District and multiple waivers (Ward 2).
- D. Z-06-21 Recommendation that City Council pass a Resolution to adopt the Official 2020 Zoning Map for Bloomington reflecting the map amendments from the calendar year 2020 (Citywide Impact).

**6. OLD BUSINESS**

**7. NEW BUSINESS**

**8. ADJOURNMENT**