



AGENDA  
BLOOMINGTON PLANNING COMMISSION  
REGULAR MEETING  
COUNCIL CHAMBERS  
109 EAST OLIVE STREET  
BLOOMINGTON, IL  
WEDNESDAY, MARCH 10, 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
  - A. Review the minutes of the February 24, 2021 regular Bloomington Planning Commission meeting.
  - B. Review the minutes of the February 10, 2021 joint Bloomington Planning Commission and Bloomington Transportation 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. PR-01-21 Public hearing, review and action on a petition submitted by Mark Ratterman, President of MBR Management Corp for a legislative site plan review

for a new restaurant, Bloomington Dominos, and the following variances from Chapter 44 of the City Code: 1). variance from providing foundation landscaping plantings per (44.13-16A); and 2). variance from providing the 10ft bypass lane for the drive-through (44.12-7) for the property located at for 1514 W. Market Street, PIN:21-05-180-026 (Ward 7)

B. Z-03-21 Public hearing, review, and action on a petition submitted by Robert Vericella, RJV Construction requesting a zoning map amendment from R-1C Single-Family Residential District to R-4, Manufactured Home Park for the property located along south Beich Road, and north of Fuller Ct, 10.54 acres, PINs:2119201014, 2119201015, and 2119177016 (Ward 2) Tabled from 2.10.21 regular Planning Commission meeting.

C. PS-01-21 Public hearing, review, and action on a petition submitted by Robert Vericella, RJV Construction to request approval of a preliminary development plan for a planned unit development (PUD) for a Residential Manufactured Home Park for the property located along south Beich Road, and north of Fuller Ct, 10.54 acres, PINs:2119201014, 2119201015, and 2119177016 (Ward 2) Tabled from 2.10.21 regular Planning Commission meeting.

6. OLD BUSINESS

7. NEW BUSINESS

8. ADJOURNMENT