



AGENDA
PLANNING COMMISSION
REGULAR MEETING

GOVERNMENT CENTER CHAMBERS, 4TH FLOOR, ROOM #400
115 E. WASHINGTON STREET, BLOOMINGTON, IL 61701
WEDNESDAY, DECEMBER 8, 2021, 4:00 P.M.

1. CALL TO ORDER
2. ROLL CALL
3. PUBLIC COMMENT
4. MINUTES Review and approval of the minutes of the November 10, 2021 regular Planning Commission meeting.
5. REGULAR AGENDA
 - 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*
 - 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)
 - 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-1 (General Commercial) District. (PIN: 21-07-276-029). (Ward 6)
 - 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)

E. Z-28-21 Public Hearing, review and action on a petition submitted by Brent Alzman 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)

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)

6. OLD BUSINESS

7. NEW BUSINESS

8. ADJOURNMENT