



AGENDA
PLANNING COMMISSION
REGULAR MEETING
BLOOMINGTON POLICE DEPARTMENT, OSBORN ROOM
305 S. EAST STREET, BLOOMINGTON, IL 61701
WEDNESDAY, MARCH 2, 2022, 4:00 P.M.

THIS MEETING WILL BE HELD IN PERSON

Those persons wishing to provide testimony on any of the agenda items designated as a public hearing may appear in-person. Those persons wishing to provide public comment may register at www.cityblm.org/register or email publiccomment@cityblm.org.

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

Individuals wishing to provide emailed public comment must email comments to publiccomment@cityblm.org at least 15 minutes before the start of the meeting. Individuals wishing to speak in-person may register at cityblm.org/register at least 5 minutes before the start of the meeting

4. MINUTES Review and approval of the minutes of the January 19, 2022 Special Planning Commission meeting. The February 2, 2022 meeting was cancelled due to weather.

5. REGULAR AGENDA

- A. Z-01-22** Public hearing, review and action on a request submitted by Stan Cain on behalf of Wesley United Methodist Church requesting a Zoning Map Amendment for the property located at 413 E. Washington Street and 410 E. Front Street from D-2 (Downtown Transitional) District to P-2 (Public Lands & Institutions) District (PIN: 21-04-411-013). (Ward 6)
- B. Z-12-21** Public hearing, review and action on a request by John Pratt, Attorney, on behalf of QuikTrip Corporation, for approval for a Zoning Map Amendment and approval of an Annexation Agreement for property located on a tract of land being part of Lots 1-5, 9-10 and 21-23 and All Lots 6-8 and 11-16 C. A. Nafziger's Subdivision being part of the Northwest quarter of Section 6,

Township 23 North, Range 2 East of the Third Principal Meridian in McLean County, Illinois (PINs: 21-06-102 003 and 21-06-102-004).

- C. **PS-01-22** Public hearing, review and action on a request by John Pratt, Attorney, on behalf of QuikTrip Corporation, for approval for a Preliminary Plan for property located on a tract of land being part of Lots 1-5, 9-10 and 21-23 and All Lots 6-8 and 11-16 C. A. Nafziger's Subdivision being part of the Northwest quarter of Section 6, Township 23 North, Range 2 East of the Third Principal Meridian in McLean County, Illinois (PINs: 21-06-102 003 and 21-06-102-004).
 - D. **PR-01-22** Public hearing, review and action on a request by John Pratt, Attorney, on behalf of QuikTrip Corporation, for Legislative Site Plan Review, with potential Variances, for property located on a tract of land being part of Lots 1-5, 9-10 and 21-23 and All Lots 6-8 and 11-16 C. A. Nafziger's Subdivision being part of the Northwest quarter of Section 6, Township 23 North, Range 2 East of the Third Principal Meridian in McLean County, Illinois (PINs: 21-06-102 003 and 21-06-102-004).
 - E. **Z-04-22** Public hearing, review and action on a request submitted by James Carlson on behalf of Perry Detherage requesting a Zoning Map Amendment for the property located at 309 E. Wood Street from R-1C (Single Family Residence) District to B-2 (Local Commercial) District (PIN: 21-09-207-013). (Ward 1)
 - F. **Z-05-22** Public hearing, review and action on a request submitted by Nathan Hinch, Attorney, on behalf of Sale Barn Properties LLC, for an Annexation Agreement with Zoning Map Amendment, for property generally located north of the 400 block of W. Hamilton and west of Main Street; and described as located on part of Lots 1, 2, 3 and 4 in School Commissioners Subdivision of the SW1/4 of Section 16, together with parts of lots 13, 14 and 15 in School Commissioners Subdivision of the NW1/4 of Section 16, all in Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois (PIN: 21-16-152-007).
 - G. **PR-02-22** Public hearing, review and action on a request submitted by Nathan Hinch, Attorney, on behalf of Sale Barn Properties LLC, for Legislative Site Plan Review with potential Variances, for property generally located for property generally located north of the 400 block of W. Hamilton and west of Main Street; and described as located on part of Lots 1, 2, 3 and 4 in School Commissioners Subdivision of the SW1/4 of Section 16, together with parts of lots 13, 14 and 15 in School Commissioners Subdivision of the NW1/4 of Section 16, all in Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois (PIN: 21-16-152-007).
6. **OLD BUSINESS** - Distribution of revised By Laws, approved January 19, 2022.
7. **NEW BUSINESS** - Introduction of new members.
8. **ADJOURNMENT**