



PLANNING COMMISSION - REGULAR SESSION
OSBORN ROOM, BLOOMINGTON POLICE DEPARTMENT
305 S. EAST ST., BLOOMINGTON, IL 61701
WEDNESDAY, MAY 1, 2024, 4:00 PM

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. Consent Agenda

Items listed on the Consent Agenda are approved with one motion; Items pulled from the Consent Agenda for discussion are listed and voted on separately.

- A. Consideration and action to approve the Minutes of the March 6, 2024, regular meeting of the Bloomington Planning Commission. (Recommended Motion: The proposed Minutes be approved.)

5. Regular Agenda

- A. Z-4-24 (BHP-03-24) - Public hearing, consideration and action on a request initiated by the Bloomington Historic Preservation Commission for the Designation of Holy Trinity Catholic Church and Rectory as Local Landmarks, and a Zoning Map Amendment to apply the S-4 (Historic Preservation District) Overlay, for the property between N. Center Street and N. Main Street, known as 704 N. Main St (Part of PIN: 21-04-135-001). (Recommended Motion: Motion to establish findings of fact that the subject structures **meet the criteria** to be classified as Local Historic Landmarks and to **reaffirm** the Historic Preservation Commission's action **designating them as such**; Motion to establish findings of fact that the proposed Zoning Map Amendment to apply the S-4 (Historic Preservation District) Overlay is **in the public interest and not solely for the benefit of the Applicant and to recommend approval of the Zoning Map Amendment**; Motion to **approve the proposed Resolution.**)
- B. Z-05-24 - Consideration, review, and action on a request submitted by Christopher B. Burke Engineering, for approval of an Annexation Agreement and Zoning Map Amendment, from County A (Agricultural) to City A (Agriculture) District, and Site Plan Review pertaining to property commonly known as 2440 W. Washington Street, consisting of approximately 131.9 acres, more or less (PIN: 20-01-300-004). (Recommended Motion: Motion to establish findings of fact that the request for

approval of the proposed Annexation Agreement is in the public interest and not solely for the benefit of the Applicant or Property Owner and to recommend approval of the request; Motion to establish findings of fact that the request for approval of the proposed Zoning Map Amendment to the A (Agriculture) District is in the public interest and not solely for the benefit of the Applicant or Property Owner and to recommend approval of the request; Motion to establish findings of fact that the Site Plan for which approval is requested meets the standards and objectives for which the Code is designed and to recommend approval of the request.)

- C. **Z-06-24** - Consideration, review, and action on a request submitted by Christopher B. Burke Engineering, for approval of an Annexation Agreement and Zoning Map Amendment, from County A (Agriculture) to City A (Agriculture) District and County M-2 (General Manufacturing) to City M-2 (General Manufacturing) District, pertaining to: 1) property generally located south of the terminus of Carri Dr., between the Constitution Trail and W. Washington Street (PIN: 20-01-100-031), consisting of approximately 30.8 acres, and 2) property commonly known as 1803 W. Washington Street, (PIN: 21-05-306-002), consisting of approximately 3.3 acres. (Recommended Motion:

Motion to establish findings of fact that the request for approval of the proposed Annexation Agreement is in the public interest and not solely for the benefit of the Applicant or Property Owner and to recommend approval of the request; Motion to establish findings of fact that the request for approval of the proposed Zoning Map Amendments to the A (Agriculture) District and M-2 (General Manufacturing) District are in the public interest and not solely for the benefit of the Applicant or Property Owner and to recommend approval of the request.

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- D. **PS-02-24** - Consideration, review, and action on a request submitted by Wittenberg Woods II, LLC, (1707 E. Hamilton Road, Ste. 1A) for approval of the 2024 Amended Preliminary Plan for Wittenberg Woods at Prairie Vista Phase 5, for property located northwest of the intersection of S. Morris Ave. and Lutz Rd (Part of PIN: 21-17-451-005). (Recommended Motion: Motion to establish findings of fact that the Amended Preliminary Plan does conform with the standards of the Subdivision Code and the Official Comprehensive Plan and to recommend approval of the request.)

6. New Business

7. Adjournment

Individuals with disabilities planning to attend the meeting who require reasonable accommodations to observe and/or participate, or who have questions about the accessibility of the meeting, should contact the City's ADA Coordinator at 309-434-2468 or mhurt@cityblm.org.