



**AGENDA
REGULAR SESSION
PLANNING COMMISSION MEETING
BLOOMINGTON POLICE DEPARTMENT, OSBORN ROOM
305 S. EAST STREET, BLOOMINGTON, IL 61701
WEDNESDAY, MARCH 1, 2023, 4:00 P.M.**

- 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 www.cityblm.org/register at least 5 minutes before the start of the meeting.

4. MINUTES

Review and approval of the minutes of the February 1, 2023, regular meeting of the Planning Commission.

5. REGULAR AGENDA

- A. **Z-04-23** Public hearing, review and action on a request submitted by Hershey Grove LLC, (1 Brickyard Drive, Bloomington, IL 61701) for approval of the Second Amendment to the Hershey Grove Annexation Agreement, related to amendments to offsite improvements of the Constitution Trail, pertaining to property commonly located at the SE corner of the intersection of Ireland Grove and Hershey Road, consisting of approximately 144 acres. (Ward 8.)
- B. **Z-05-23** Public hearing, review and action on a request by Nicholas Birky, for approval of a Zoning Map Amendment, from R-1C (Single-Family Residence) District to B-2 (Local Commercial) District, for the property located at 704 McGregor Street. PIN(s): 21-10-206-005. (Ward 4.)
- C. **Z-06-23** Public hearing, review and action on a request by CESO, Inc. for approval of a Zoning Map Amendment, from R-1C (Single-Family Residence) District to B-2 (Local Commercial) District, for the property located at 1626 W. Locust Street. PIN(s): 21-05-176-002. (Ward 7.)
- D. **PR-01-23** Public hearing, review and action on a request by CESO, Inc. for approval of a Legislative Site Plan Review (and a Special Use), with Variances, for the properties located at 1603 W. Market Street and 1624 W. Locust Street. PIN(s): 21-05-151-013, 21-05-151-014, and 21-05-176-002. (Ward 7.)

- E. **Z-07-23** Public hearing, review and action on a request by the Franklin Park Foundation for an S-4 (Historic Preservation District) Overlay for the property located at 809 N. McLean Street. PIN: 21-04-210-001. (Ward 4.)
- F. **Z-08-23** Public hearing, review and action on a request by the Franklin Park Foundation for an S-4 (Historic Preservation District) Overlay for the property located at 901 N. McLean Street. PIN: 21-04-207-005. (Ward 4.)
- G. **Z-09-23** Public hearing, review and action on a request by the Franklin Park Foundation for an S-4 (Historic Preservation District) Overlay for the property located at 310 E. Walnut Street. PIN: 21-04-202-016. (Ward 7.)
- H. **Z-10-23** Public hearing, review and action on a request by Farnsworth Group, for approval of a Zoning Map Amendment, from R-1B (Single-Family Residence) District to R-2 (Mixed Residence) District, for the properties located at 2702, 2704, 2706, 2708, 2710, 2712, and 2714 Fox Creek Road. PIN(s): 22-18-302-001, 22-18-302-002, 22-18-302-003, 22-18-302-004, 22-18-302-005, 22-18-302-006, and 22-18-302-007. (Ward 2.)

6. OLD BUSINESS

7. NEW BUSINESS

8. 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.