



Planning Commission - Regular Session Agenda
Community Room 1, 2nd Floor, Bloomington Public Library
205 E. Olive St., Bloomington, IL 61701
Wednesday, January 7, 2026 - 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 are listed and voted on separately.

- A. **Review and approval of the Minutes of the December 3, 2025 regular meeting of the Bloomington Planning Commission, as requested by the Development Services Department.** (Recommended Motion: The proposed Minutes be approved.)

5. Regular Agenda

- A. **PS-02-25 - Additional public hearing, review and action on a request submitted by Deneen Brothers Farms, LLC, for approval of an Amended Preliminary Plan (Plat) for the Fourth Revision to a Portion of Empire Business Park Preliminary Plan, for the property generally located at the northeast corner of Trinity Ln. and E. Empire St., PINs:15-31-333-002, 15-31-352-003, & 15-31-300-020, as requested by the Development Services Department.** (Recommended Motion: The request be recommended for approval.)
- B. **Z-01-26 - Public hearing, review, and action on a request submitted by Beich III, LLC, for the approval of a Zoning Map Amendment from the R-1H (Single-Family Manufactured Home Residence) District to the R-3A (Multiple-Family Residence) District, for the property located at 2805 Beich Road, PIN 21-19-326-010., as requested by the Development Services Department.** (Recommended Motion: Motion to establish findings of fact that the request for approval of the proposed Zoning Map Amendment to the R-3A (Multiple-Family Residence) 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.)

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.